

DEVELOPMENT COMPONENTS

COMMERCIAL BUILDING A (145 BROADWAY)

Project Summary

Located at the intersection of Broadway and Galileo Galilei Way, the project at 145 Broadway Street (Commercial Building A) is proposed to be a commercial building meeting the requirements of the amendments to Article 14 in the Zoning Ordinance. Commercial Building A will replace an existing 78,636 GFA four-story masonry structure currently located on the site. The proposed core and shell Commercial Building A will have a total GFA of approximately 441,614 SF and be up to nineteen floors plus a mechanical penthouse.

The total height of Commercial Building A will be up to 250'-0", as defined in the zoning ordinance. Commercial Building A is designed with a +/-12'- 8" floor to floor height on typical floors above ground level in order to accommodate commercial office program, ensuring the building's longevity in a rapidly evolving commercial office market.

The ground floor plan is designed to activate the adjacent public realm to the greatest extent possible, with a public plaza providing direct and open access to the lobby and active use spaces, which extends along Broadway and wraps the corner of Galileo Galilei Way. Ground-level pedestrian circulation along Broadway and the West Service Road allows direct access and views to the existing open park space. Service and loading is accessed along the northern side of the site, with a dedicated off-street loading facility for both deliveries and waste management provided at the northeast corner of the building off the western internal drive. Access to vehicular and underground long-term bike parking are also located in this area.

Commercial Building A is currently being constructed with 350 parking spaces, and as part of this update the Proponent is seeking approval to add 107 spaces (457 total spaces) to this garage through more efficient self-parking striping and provision of managed/valet parking spaces. Commercial Build A will also accommodate one hundred and thirty one (131) bike parking spaces in a five (5) story below grade garage, allowing it to serve not only the 145 Building, but also other projects identified as part of this Concept Plan.



PERSPECTIVE VIEW FROM BROADWAY LOOKING NORTH WEST (CONCEPTUAL MASSING)

FIGURE 1.11

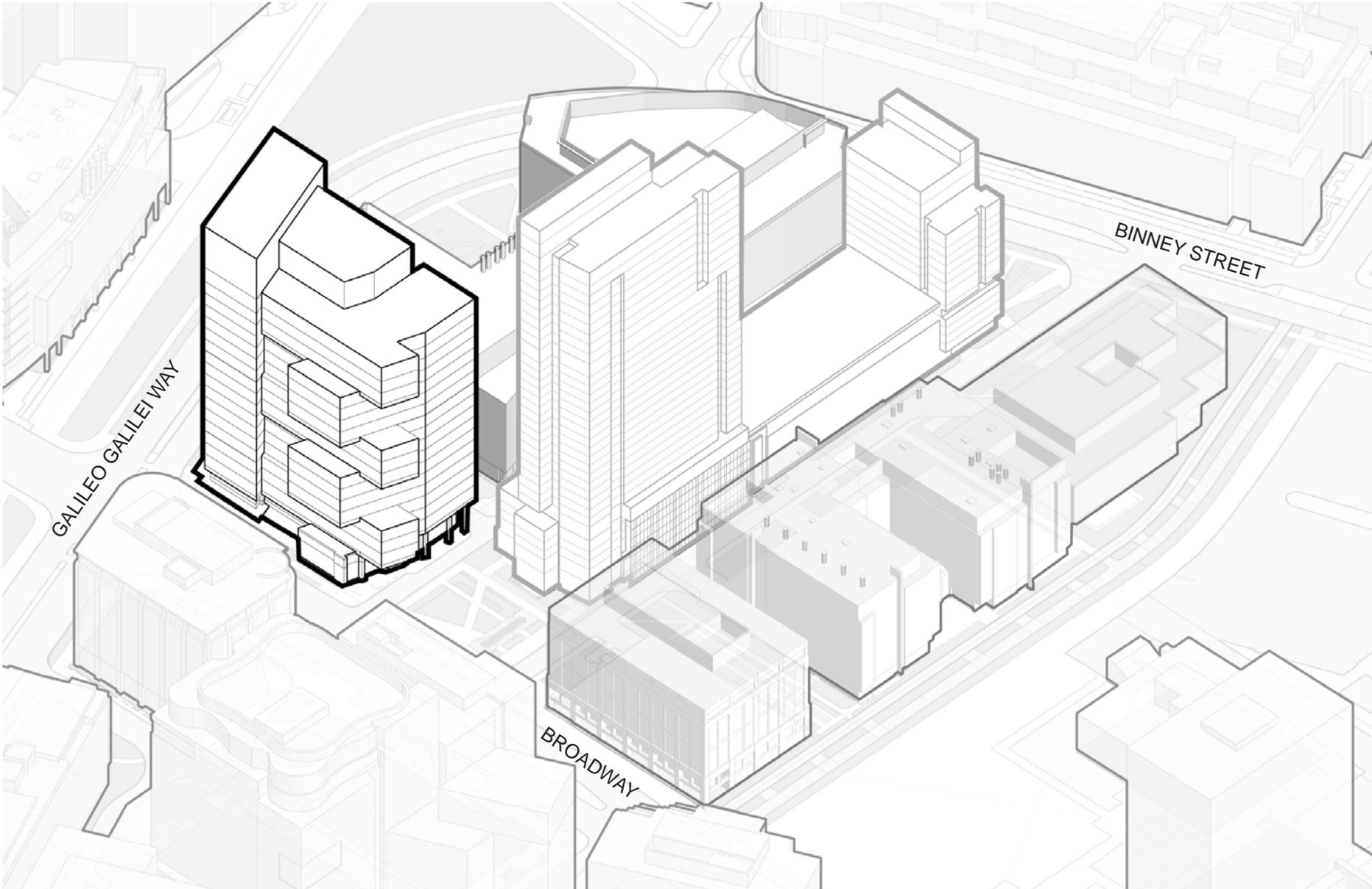
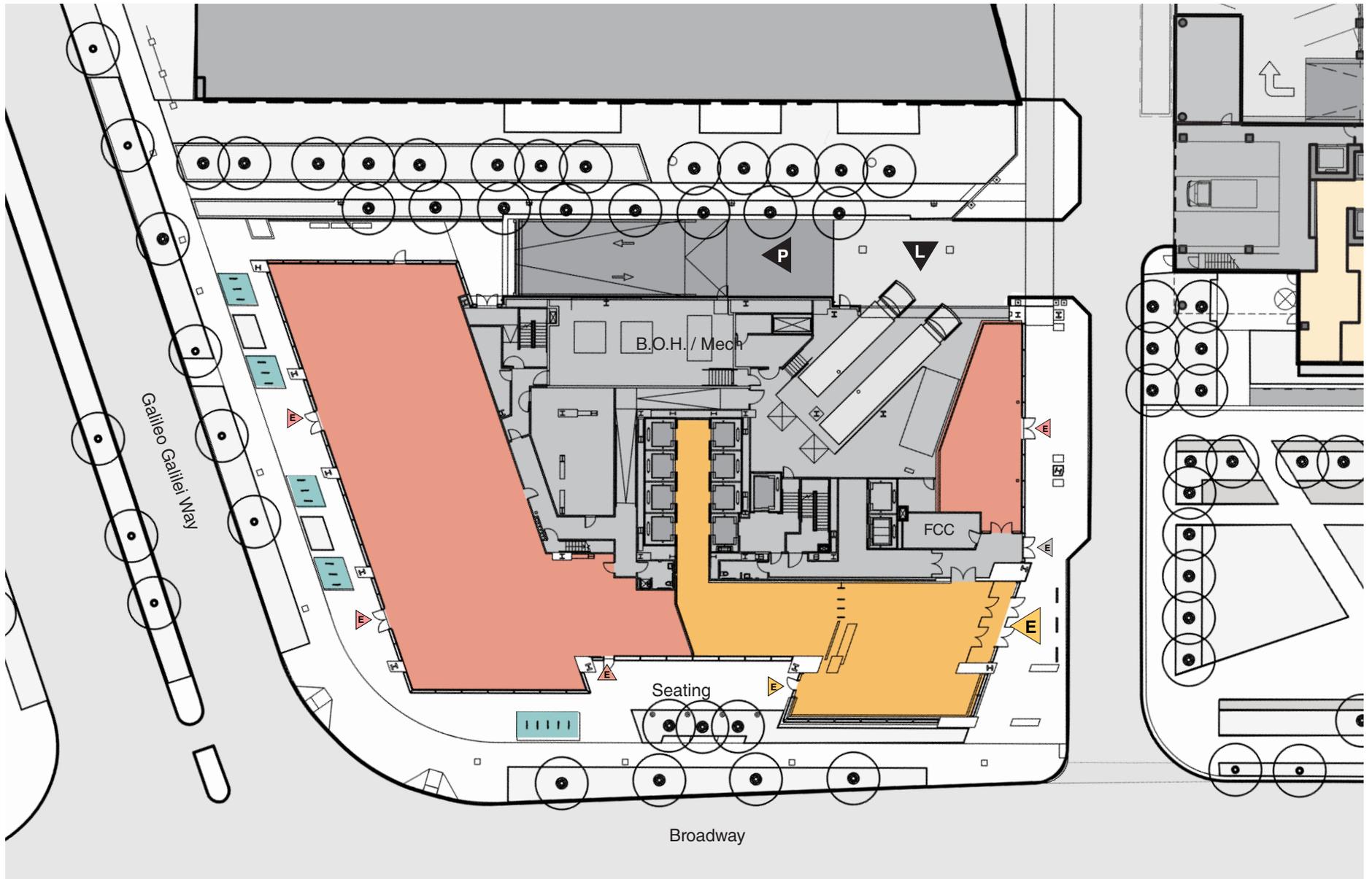


FIGURE 1.11B



- | | | | |
|--|---|--|--|
| Commercial | Bike Parking | Parking Entrance | Entrance (per use type) |
| Lobby | Mechanical | Loading | |
| Active Use | Parking | | |

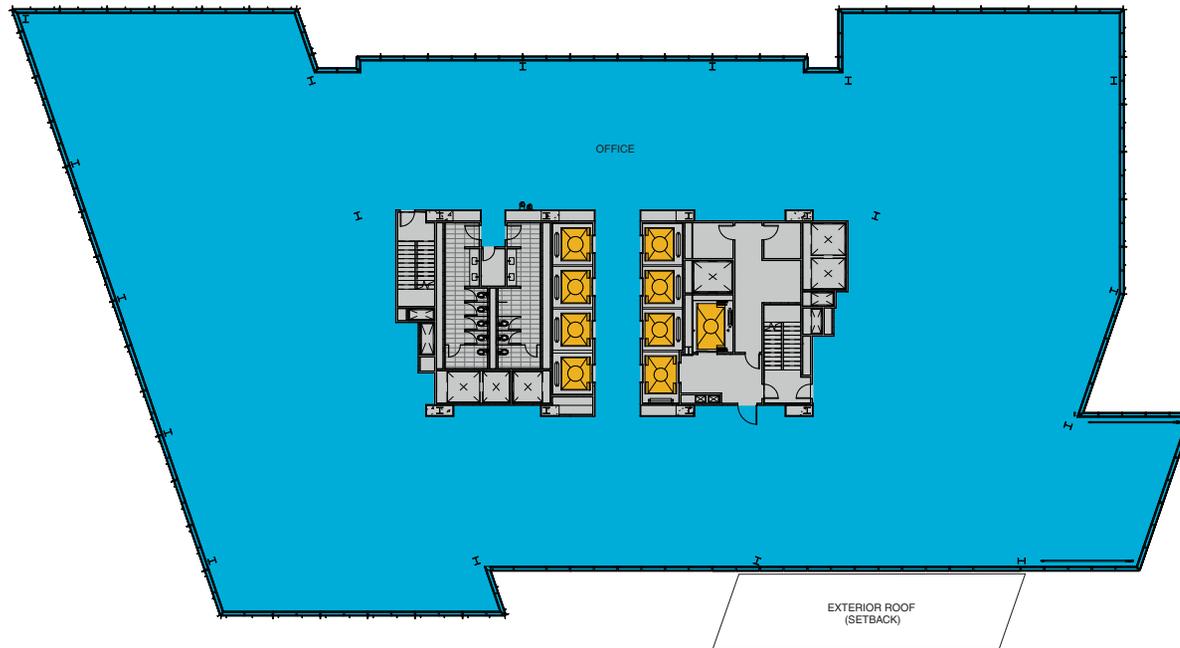
GROUND LEVEL

N

0' 20' 40'

COMMERCIAL BUILDING A (145 BROADWAY)

FIGURE 1.11C



TYPICAL FLOOR LEVEL



PARKING

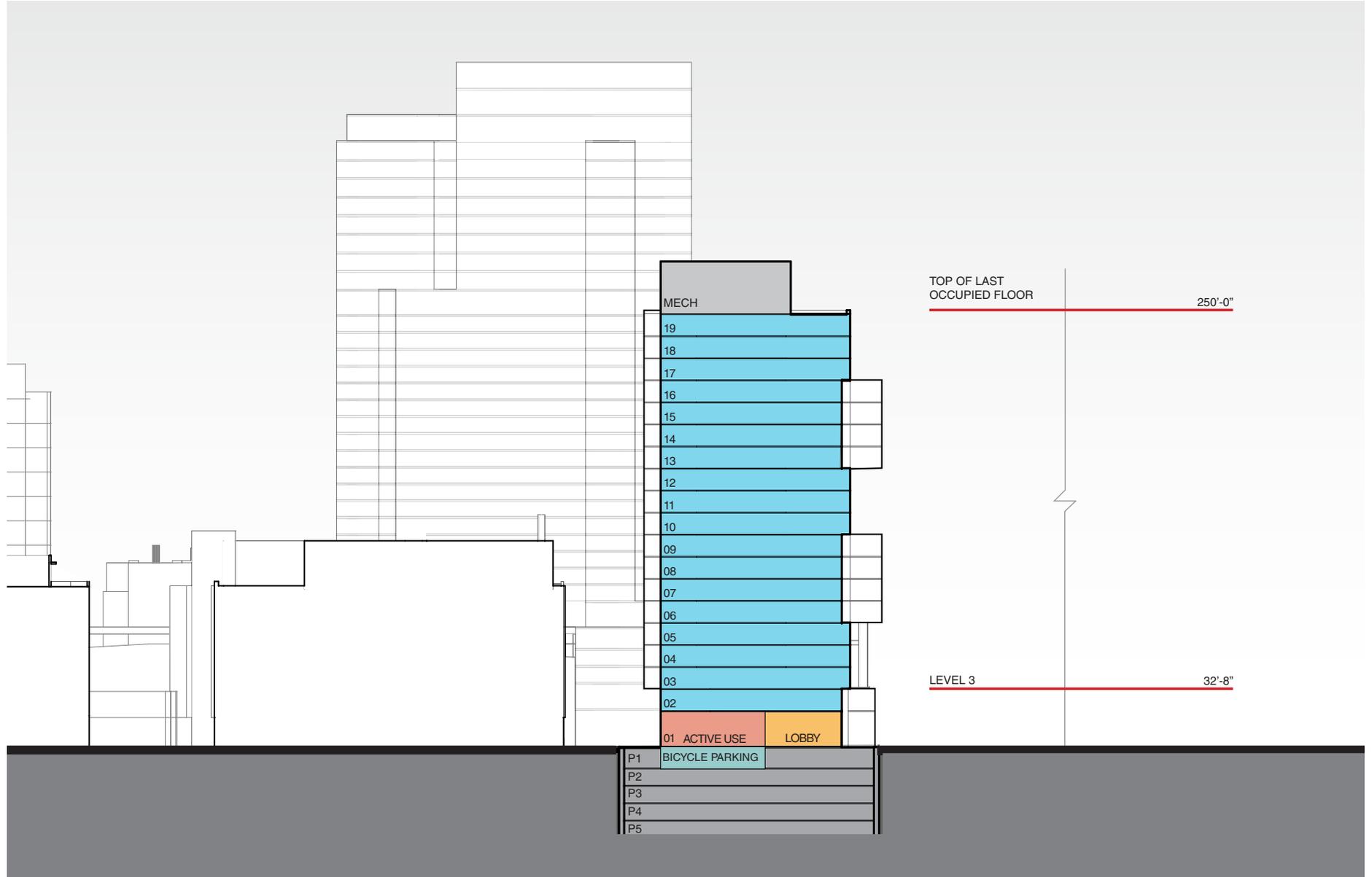
33 STALLS B1
350 STALLS TOTAL (UNDER CONSTRUCTION)*

LEVEL B1

* Refer to page 215 for description of proposed managed parking.

COMMERCIAL BUILDING A (145 BROADWAY) - SECTION / ELEVATION

FIGURE 1.11E

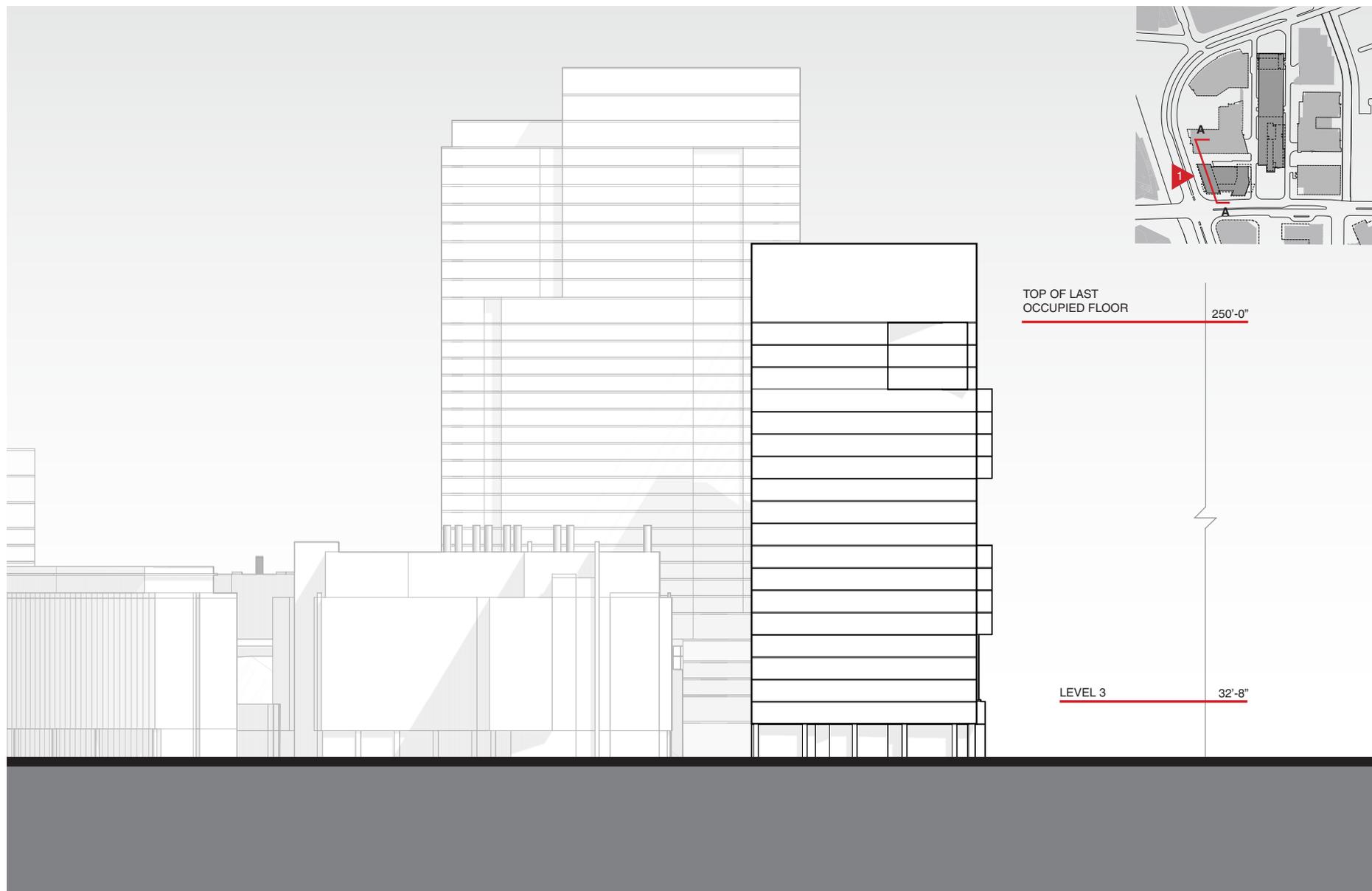


- Office
- Lobby
- Active Use
- Bike Storage
- Mechanical
- Parking

SECTION A-A



FIGURE 1.11F

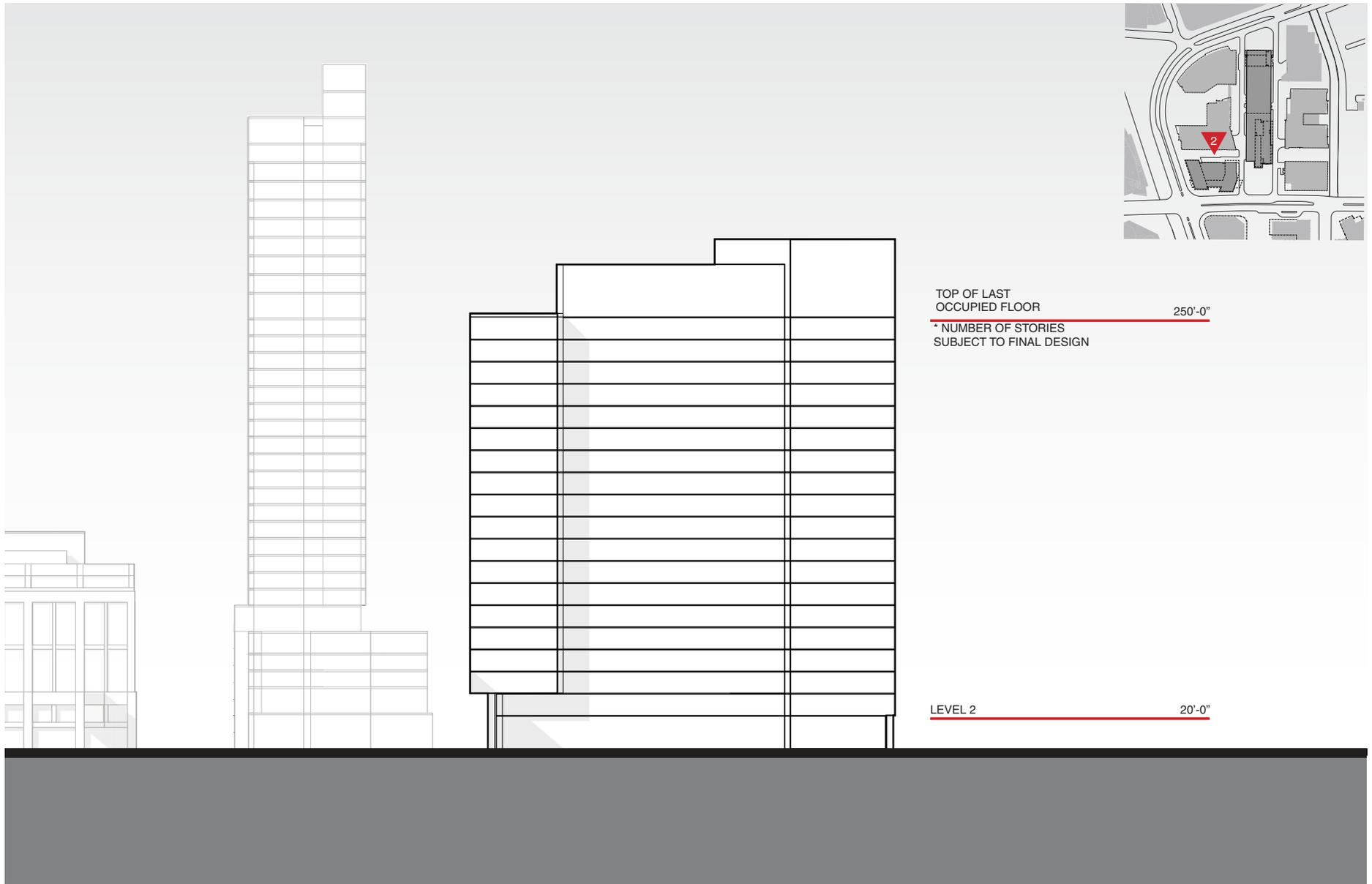


1 WEST ELEVATION



COMMERCIAL BUILDING A (145 BROADWAY) - ELEVATIONS

FIGURE 1.11G



2 NORTH ELEVATION

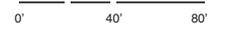


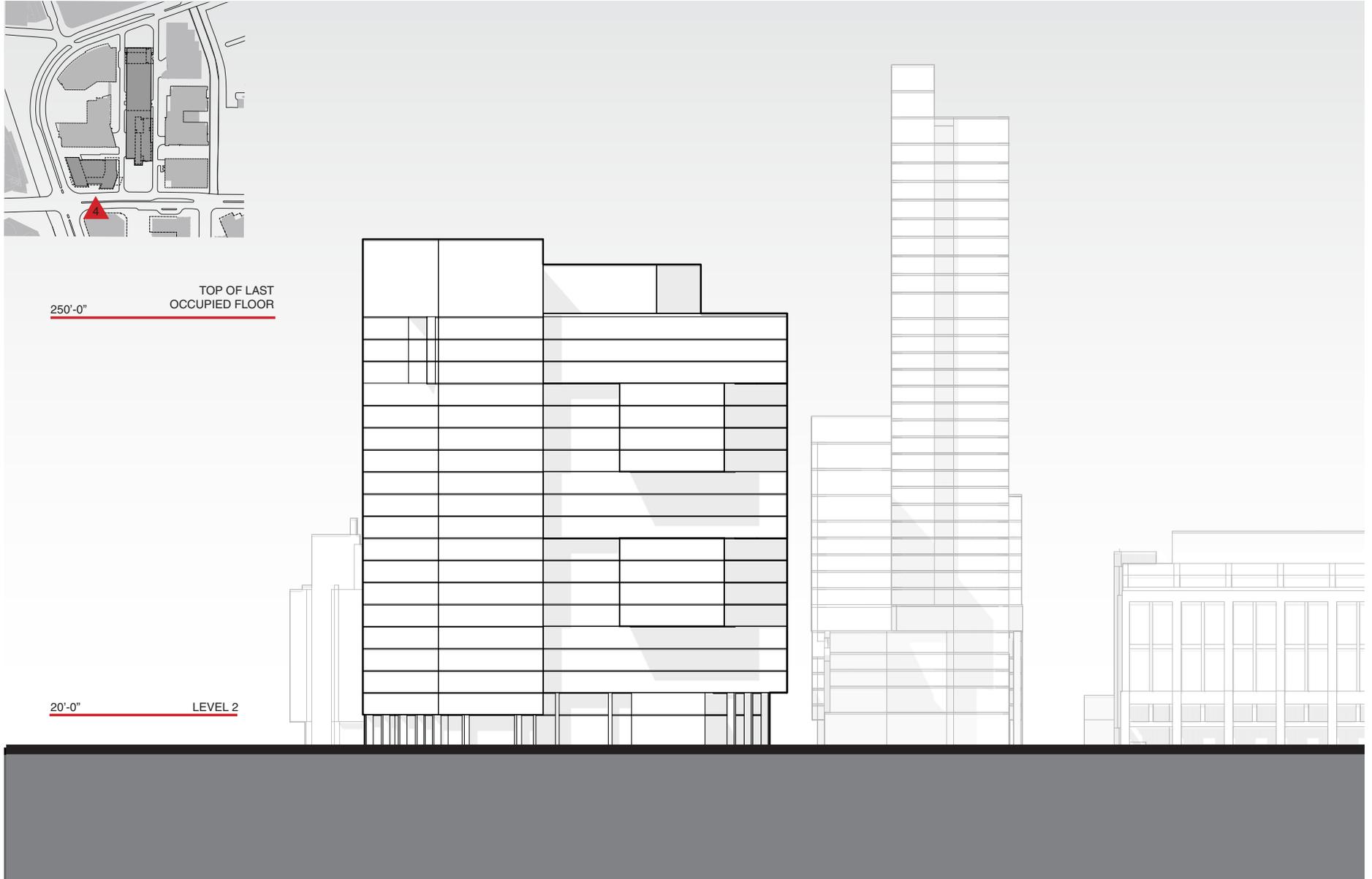
FIGURE 1.11H



3 EAST ELEVATION

COMMERCIAL BUILDING A (145 BROADWAY) - ELEVATION

FIGURE 1.111



4 SOUTH ELEVATION

0' 40' 80'

COMMERCIAL BUILDING A AND RESIDENTIAL BUILDING SOUTH (BLUE GARAGE)



PERSPECTIVE VIEW FROM BROADWAY LOOKING NORTH WEST (CONCEPTUAL MASSING)

DEVELOPMENT COMPONENTS

RESIDENTIAL BUILDING NORTH AND SOUTH (BLUE GARAGE)

The Concept Plan is proposing the addition of 421,300 total residential GFA, contributing to the housing needs of the City through the offering of a broad spectrum of residential units ranging in size, type and affordability across both rental and home ownership product types. The residential projects comprise two standalone buildings, the Residential Building South and the Residential Building North. The two buildings are proposed to be constructed over the most southerly and northerly portions of the Blue Garage, an existing 6-story parking structure which is located on the site, bounded by the Broadway and Binney parks to the north and south, and the East and West Service Roads to the east and west. The new buildings will mask the existing parking deck with residential and retail uses, thereby significantly improving the streetscape and quality of the walking experience within the neighborhood. The existing garage will service the vehicular and long-term bike parking needs of both buildings.

RESIDENTIAL BUILDING SOUTH

The Residential Building South is located along Broadway, setback fronting the Broadway Park, and stands at approximately 350 feet in height to the highest occupied floor, as defined under the zoning ordinance. Its slender massing provides for a rectangular, approximately 12,000 GFA typical floor plate for a total of 350,000 GFA over 34 occupiable floors. It is proposed that the Residential Building South will fulfill one hundred percent (100%) of the minimum home ownership GFA for the entire Project, with a total of 80,000 GFA dedicated to home ownership, as well as its proportionate share of affordable, middle-income and three-bedroom units.

The ground floor plan has been designed to activate the streetscape fronting Broadway Park through two active lobbies, individually serving the home ownership and rental units. The lobbies will be well lit and transparent, and will provide round-the-clock activity beyond the traditional working hours. The service and loading functions will be serviced through a dedicated off-street loading facility, for both deliveries and waste management, located off the West Service Road and away from pedestrian conflicts. Vehicular and long-term bicycle parking will be accessed via two dedicated elevators directly accessible from both lobbies.

RESIDENTIAL BUILDING NORTH

The Residential Building North is located along Binney Street, setback fronting the Binney Park, and stands at approximately 170 feet in height to the highest occupied floor, as defined under zoning, respecting the lower height of the neighboring residential district. Its typical floor plate is approximately 8,000 GFA for a total of 71,300 GFA. Constructed directly over 6 levels of parking structure, the building will total 14 floors (8 residential floors). The Residential Building North has been designed with the flexibility to house either home ownership or rental units and will accommodate its proportionate share of affordable, middle-income and three-bedroom units.

The ground floor plan has been designed to activate the streetscape fronting Binney Park through an active lobby as well as space dedicated to retail or active use. Both will be highly visible, well lit and transparent, and will provide round-the-clock activity beyond the traditional working hours. The service and loading functions will be serviced through a dedicated off-street loading facility, for both deliveries and waste management, located off the East Service Road and away from pedestrian conflicts. Vehicular and long-term bicycle parking will be directly accessed via the two elevators that service the residential floors.

RESIDENTIAL BUILDING NORTH (BLUE GARAGE)



PERSPECTIVE VIEW OF RESIDENTIAL BUILDING NORTH FROM BINNEY STREET LOOKING EAST (CONCEPTUAL MASSING)

RESIDENTIAL BUILDING NORTH AND SOUTH (BLUE GARAGE)

FIGURE 1.12

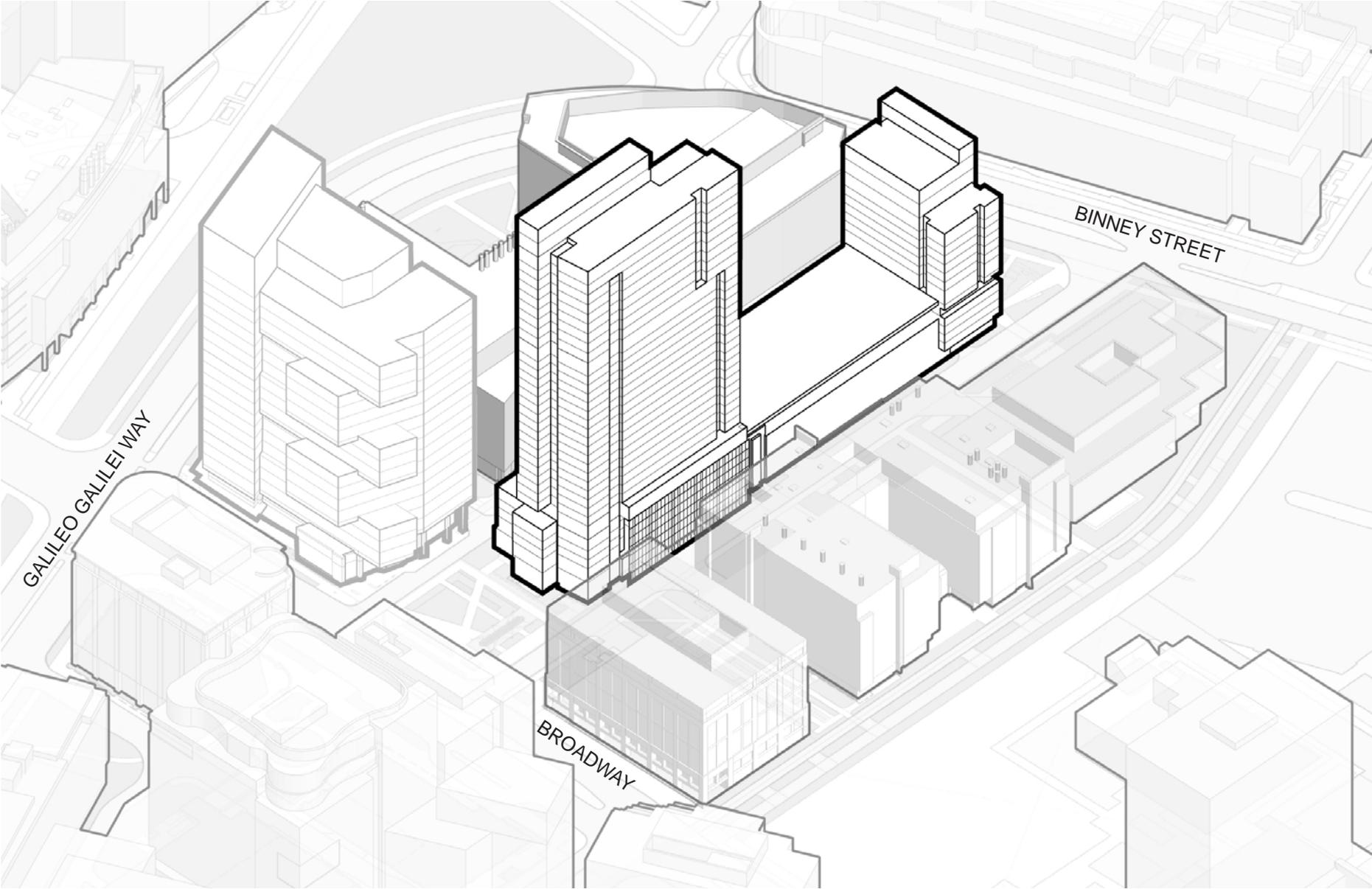
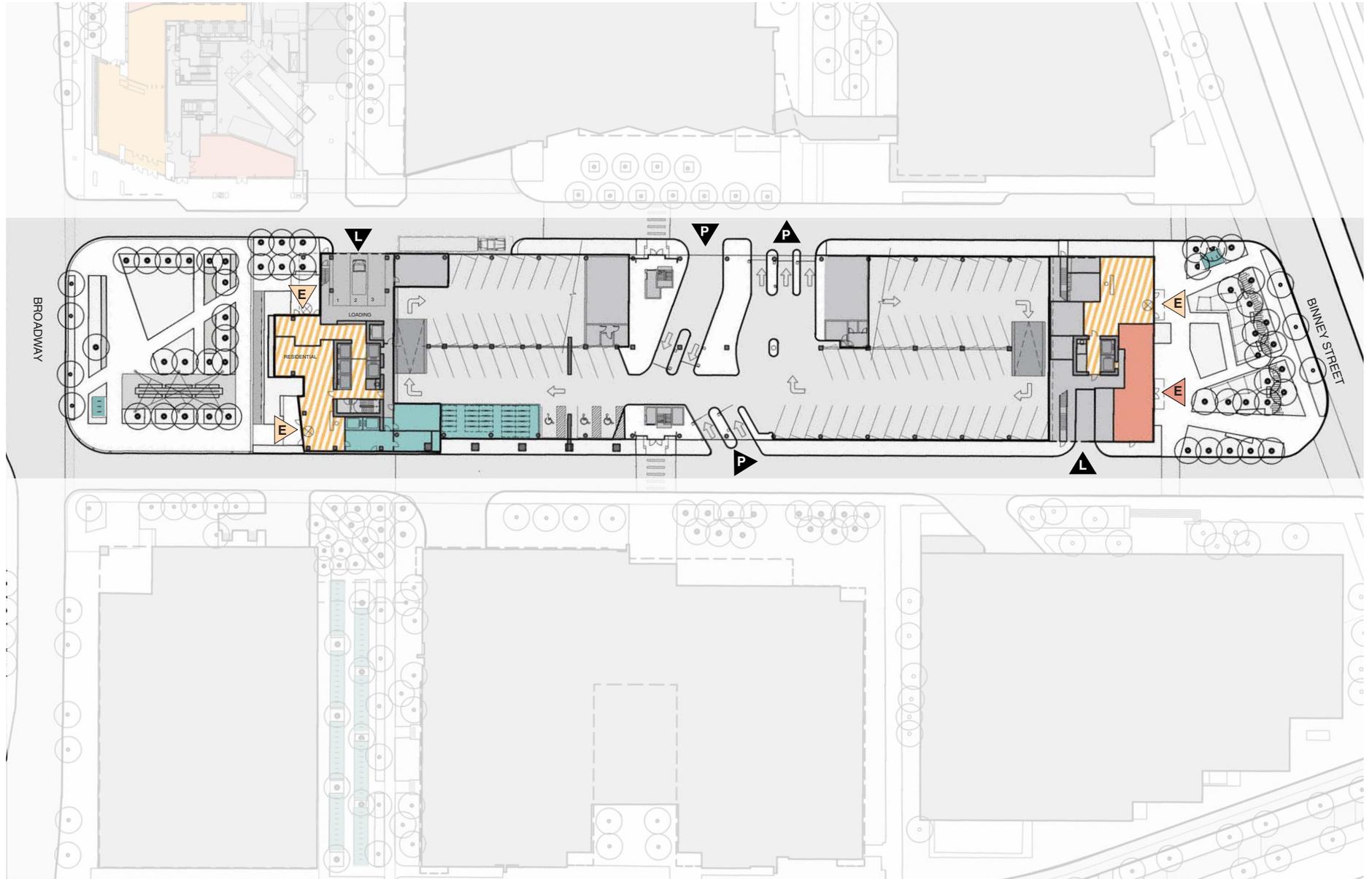
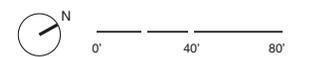


FIGURE 1.12B



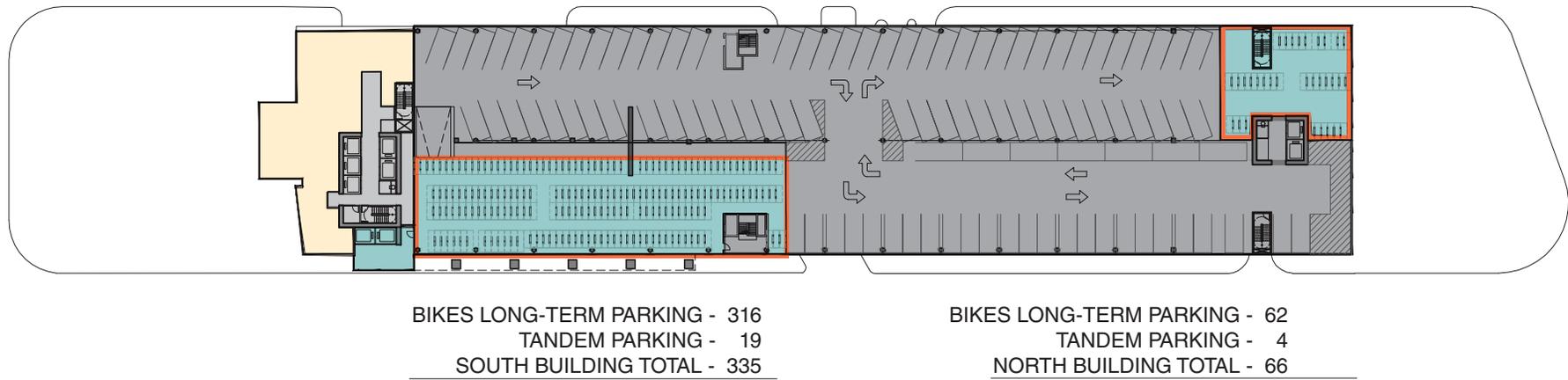
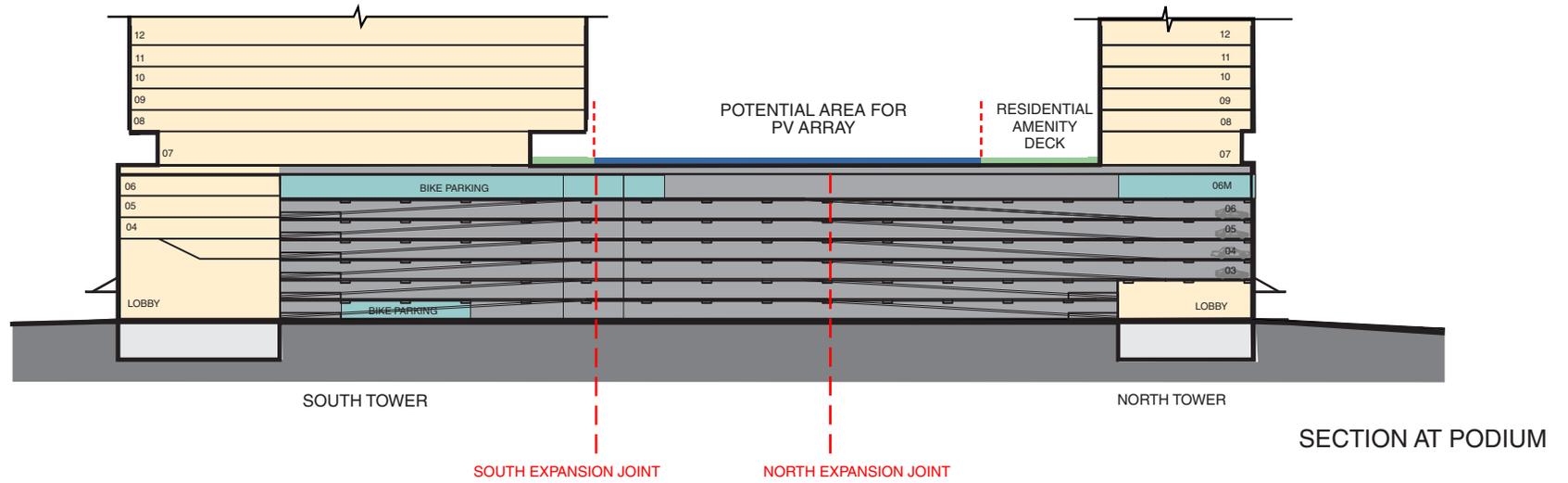
- Parking
- Bike Parking
- Residential Lobby
Condo / Apartment TBD
- Active Use/Retail
- ▼
P Parking Entrance/Exit
- ▼
L Loading
- ▼
E Entrance (per use type)

GROUND LEVEL



SECTION THROUGH PODIUM AND BIKE PARKING

FIGURE 1.12C



Long Term Bicycle Parking

Parking
Residential
Green Roof / Amenity



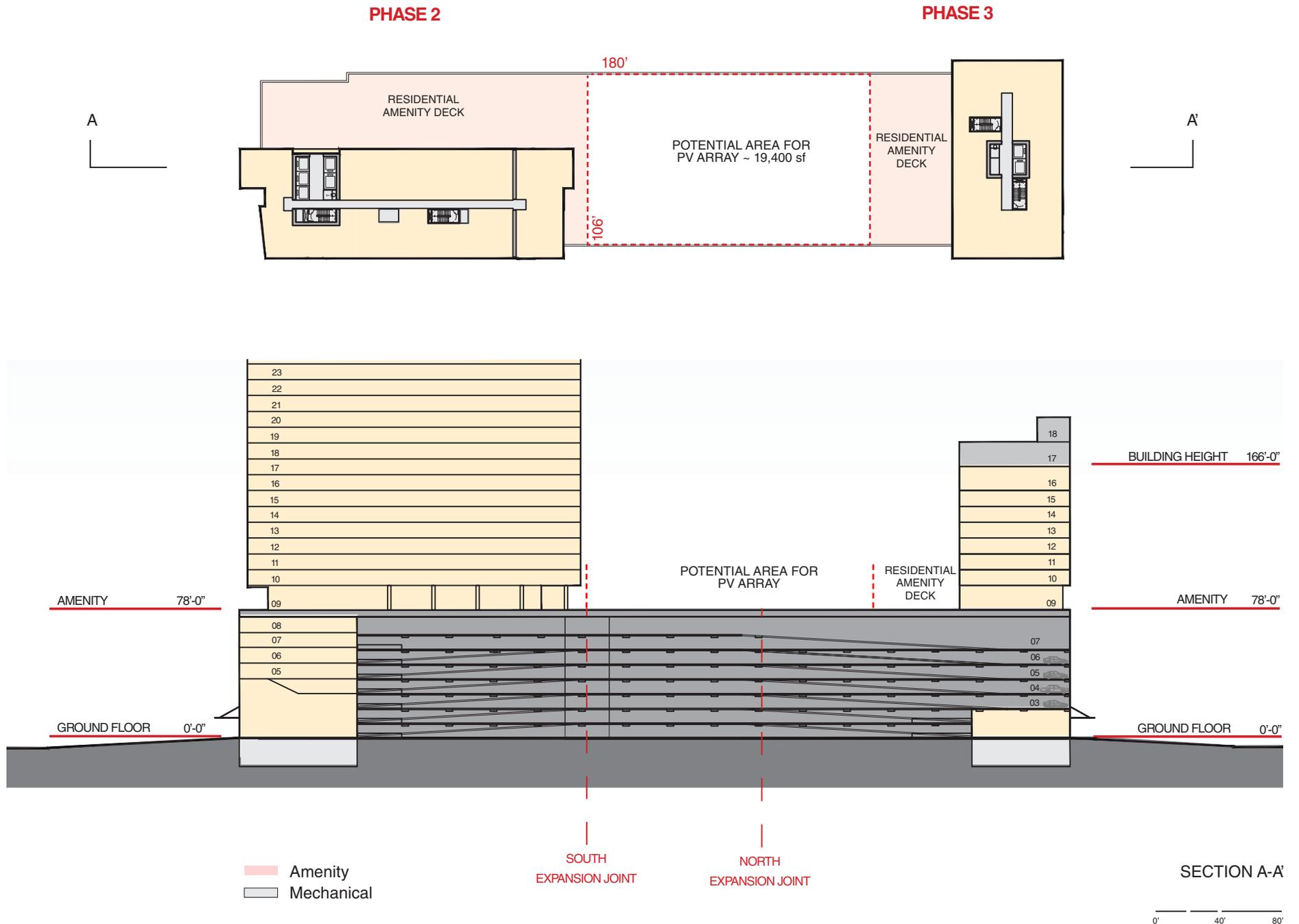
RESIDENTIAL BUILDING NORTH (BLUE GARAGE)



PERSPECTIVE VIEW OF RESIDENTIAL BUILDING NORTH FROM BINNEY STREET LOOKING WEST (CONCEPTUAL MASSING)

POTENTIAL PV ARRAY LOCATION

FIGURE 1.12D



PV ARRAY LOCATION SOLAR STUDY

FIGURE 1.12E

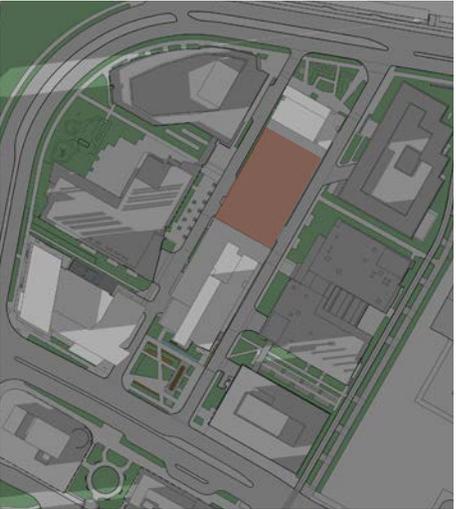
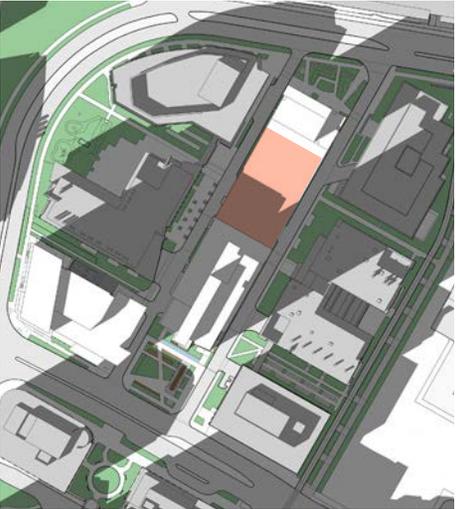
MARCH 21st

9AM

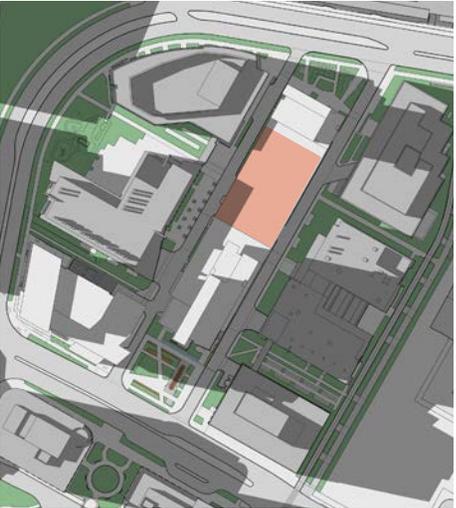
2 PM

3 PM

5 PM

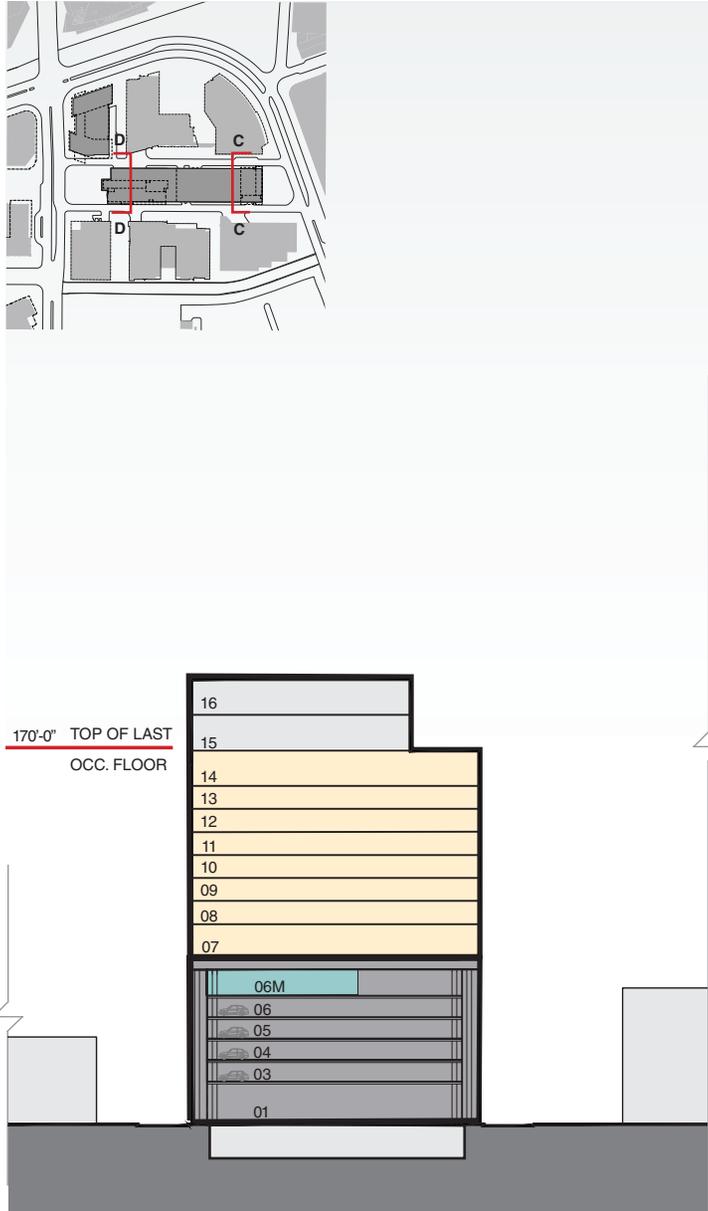


JUNE 21st



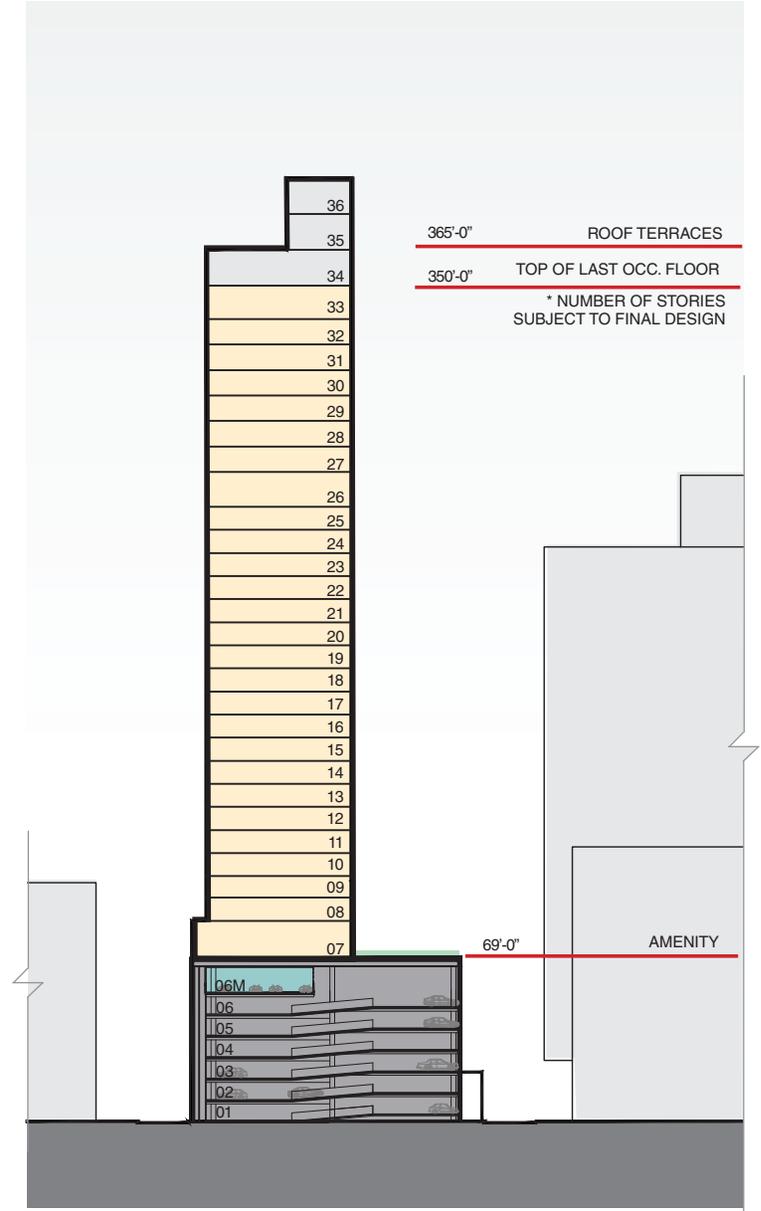
RESIDENTIAL BUILDING NORTH AND SOUTH (BLUE GARAGE) - SECTIONS

FIGURE 1.12F



SECTION C-C

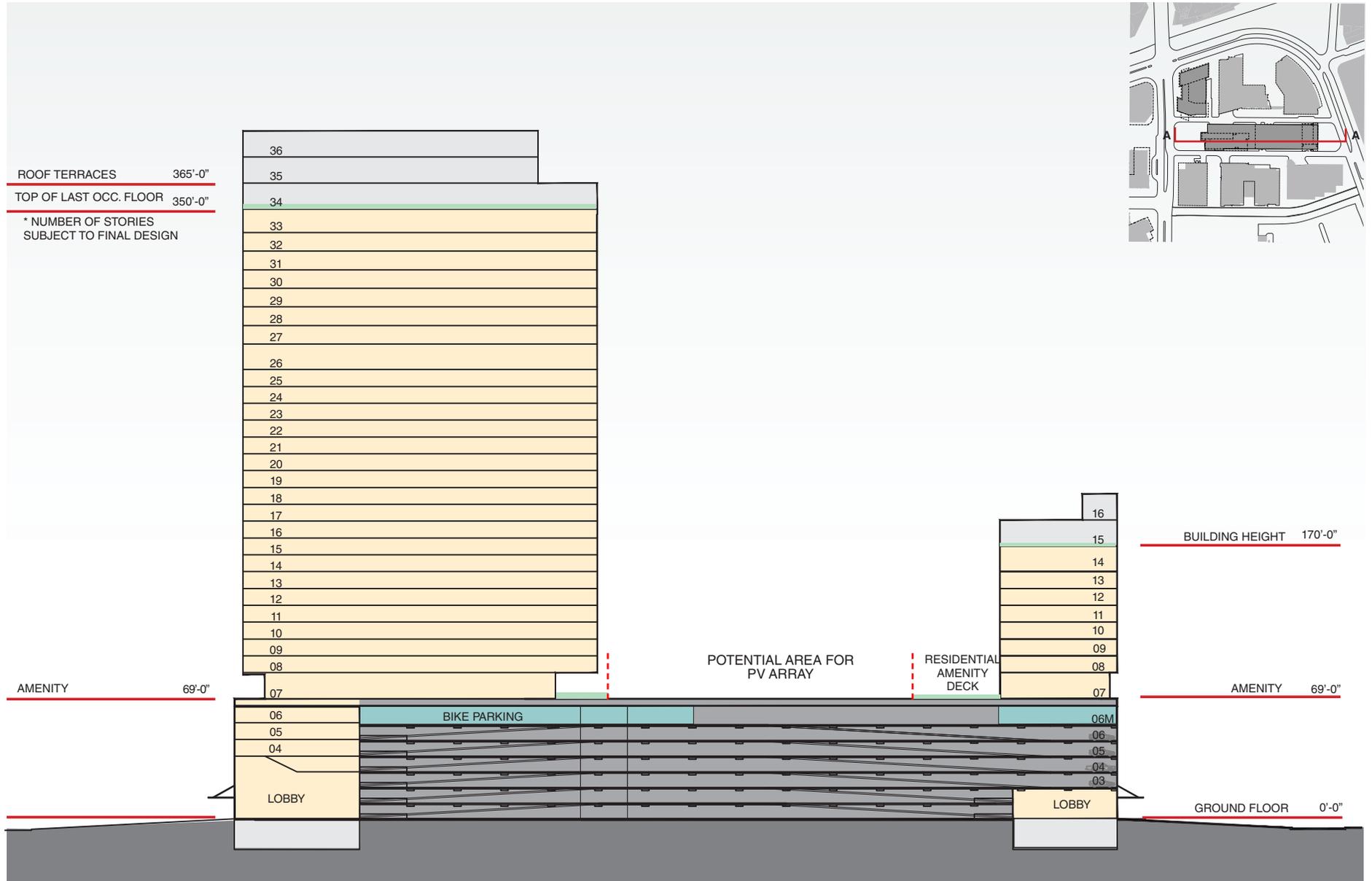
Residential
Parking



SECTION D-D

Green Roof / Amenity
Mechanical

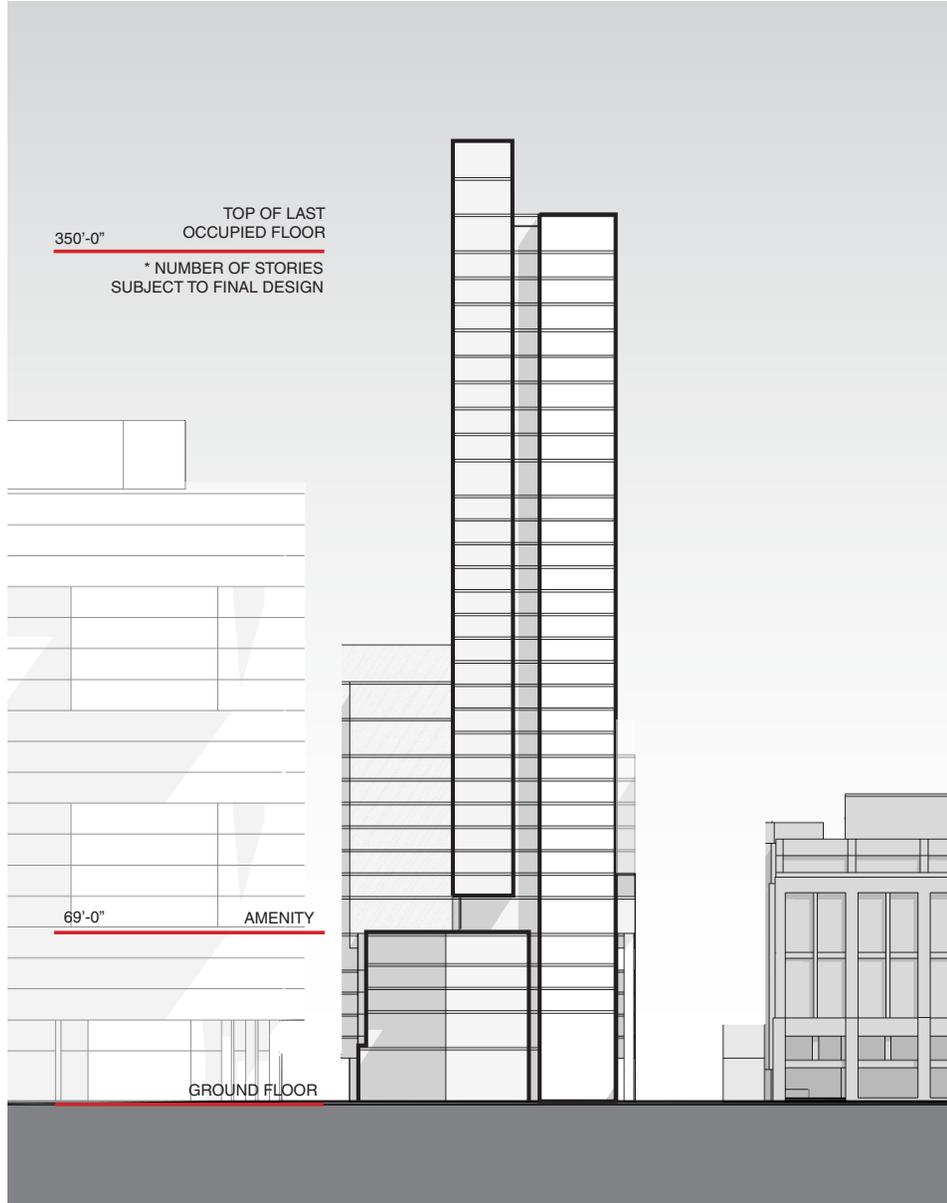
FIGURE 1.12G



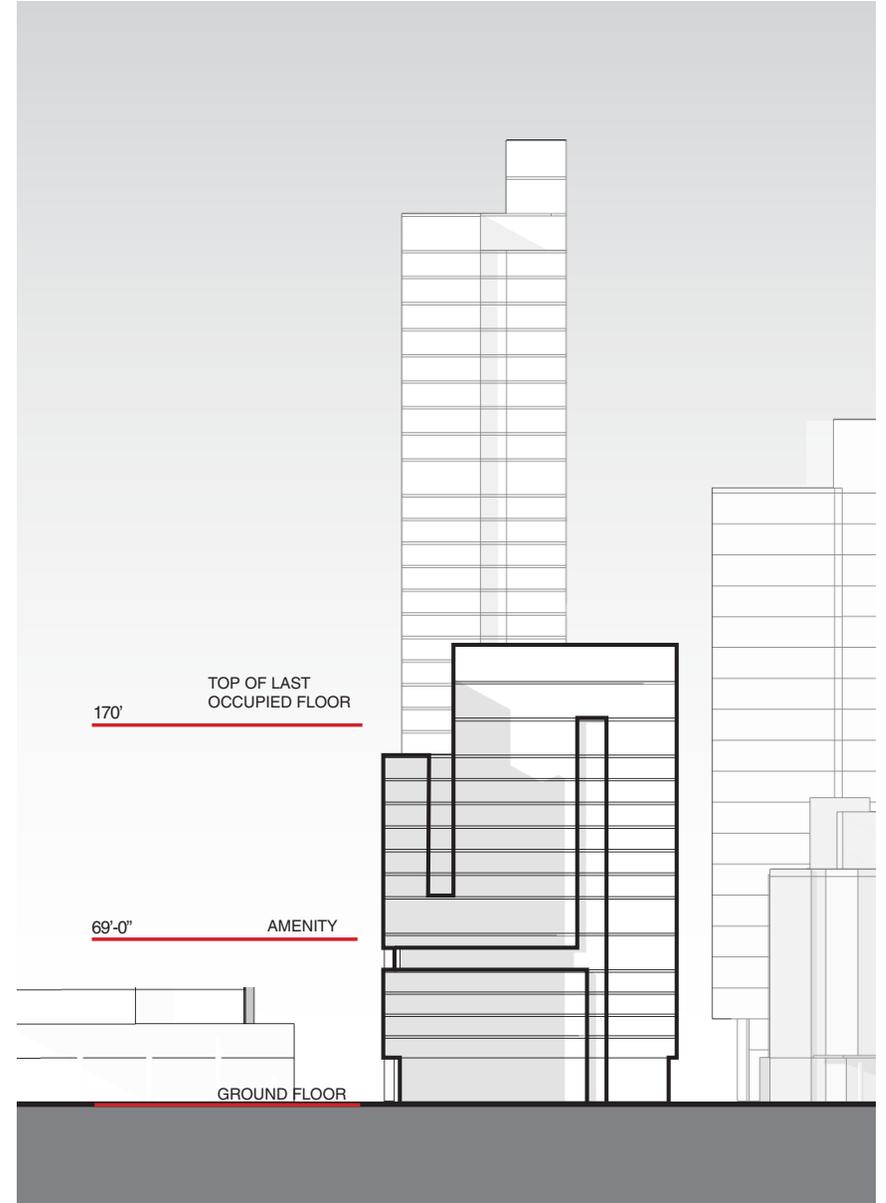
SECTION A-A

RESIDENTIAL BUILDING NORTH AND SOUTH (BLUE GARAGE) - ELEVATIONS

FIGURE 1.12H



1 SOUTH ELEVATION



2 NORTH ELEVATION

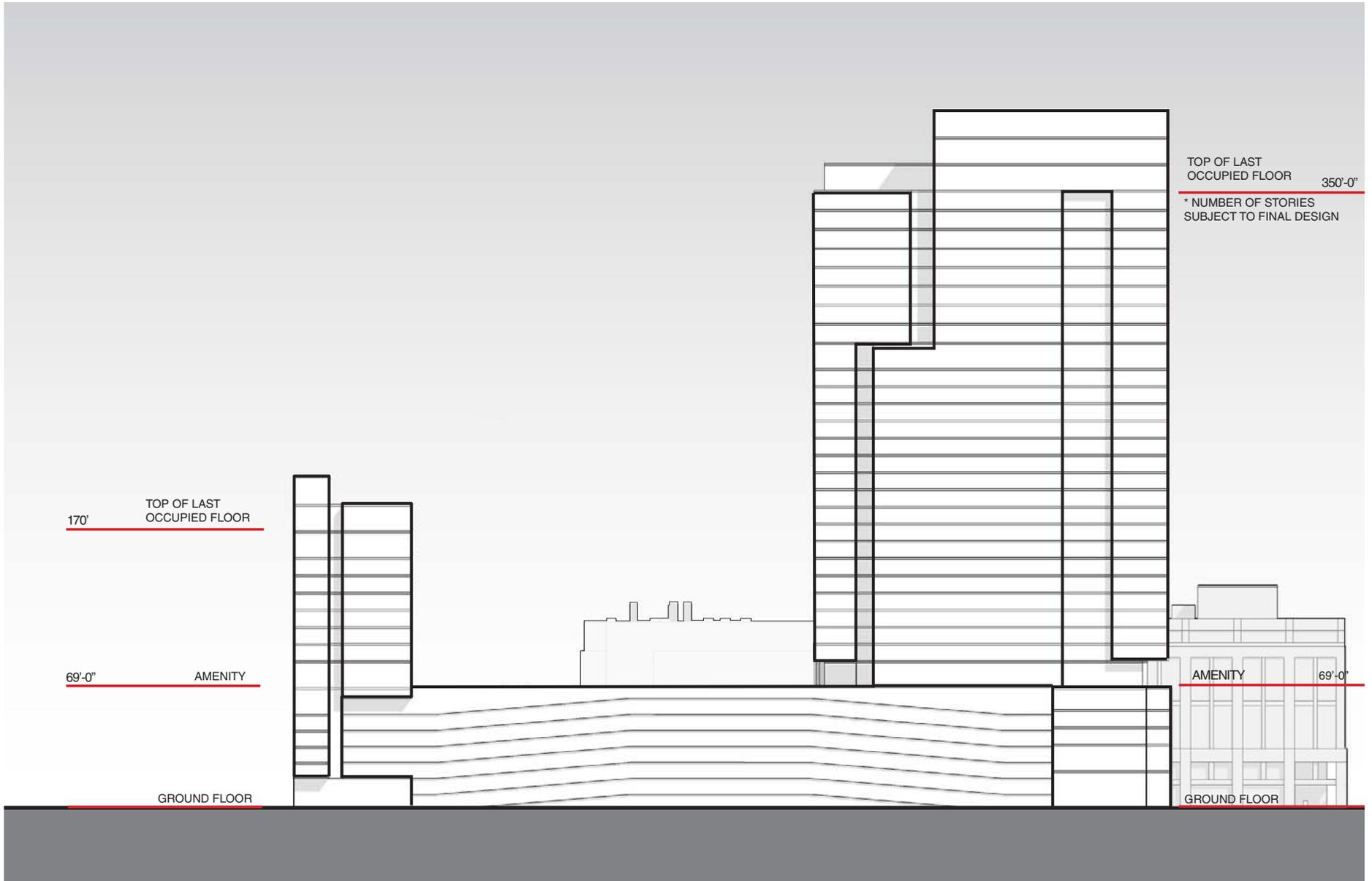
FIGURE 1.121



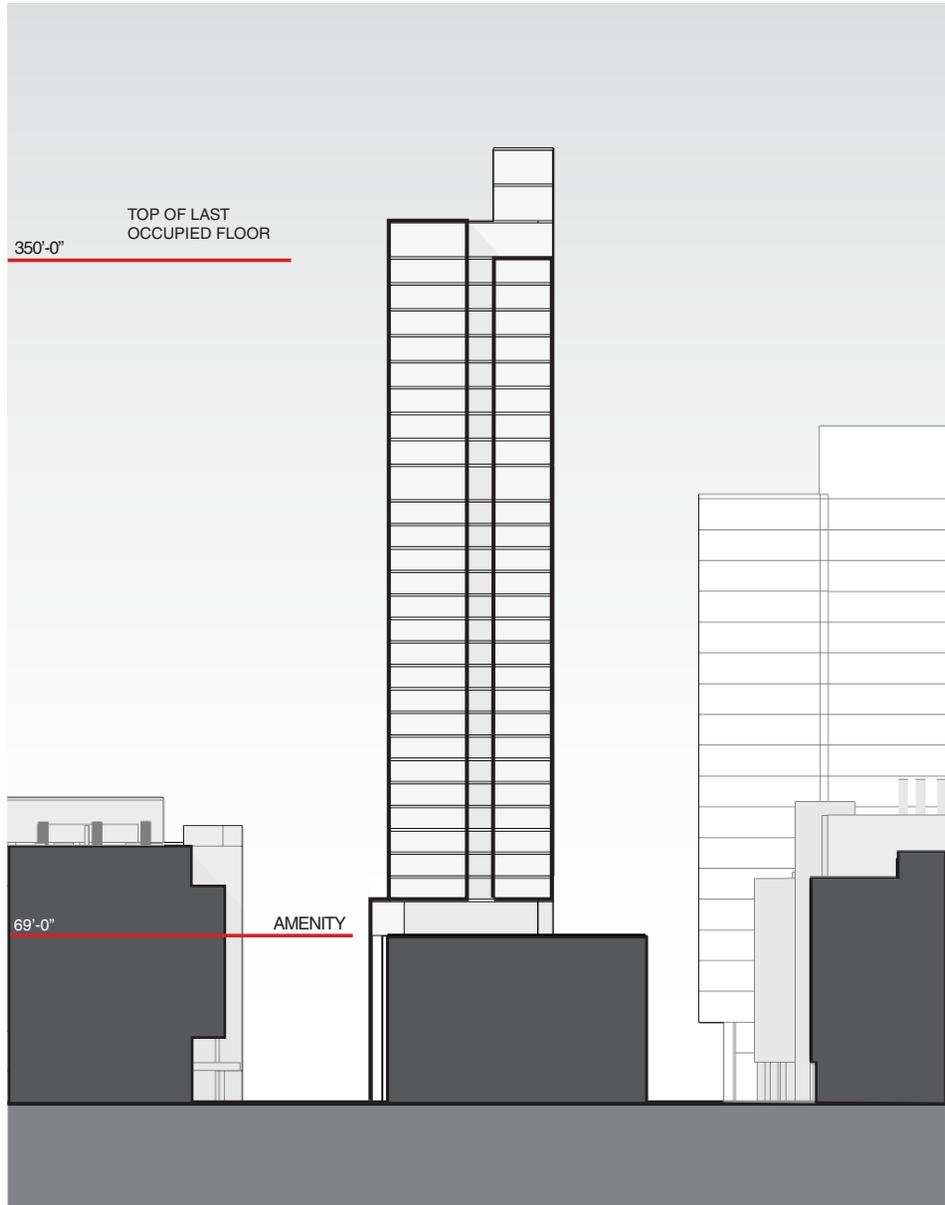
3 EAST ELEVATION



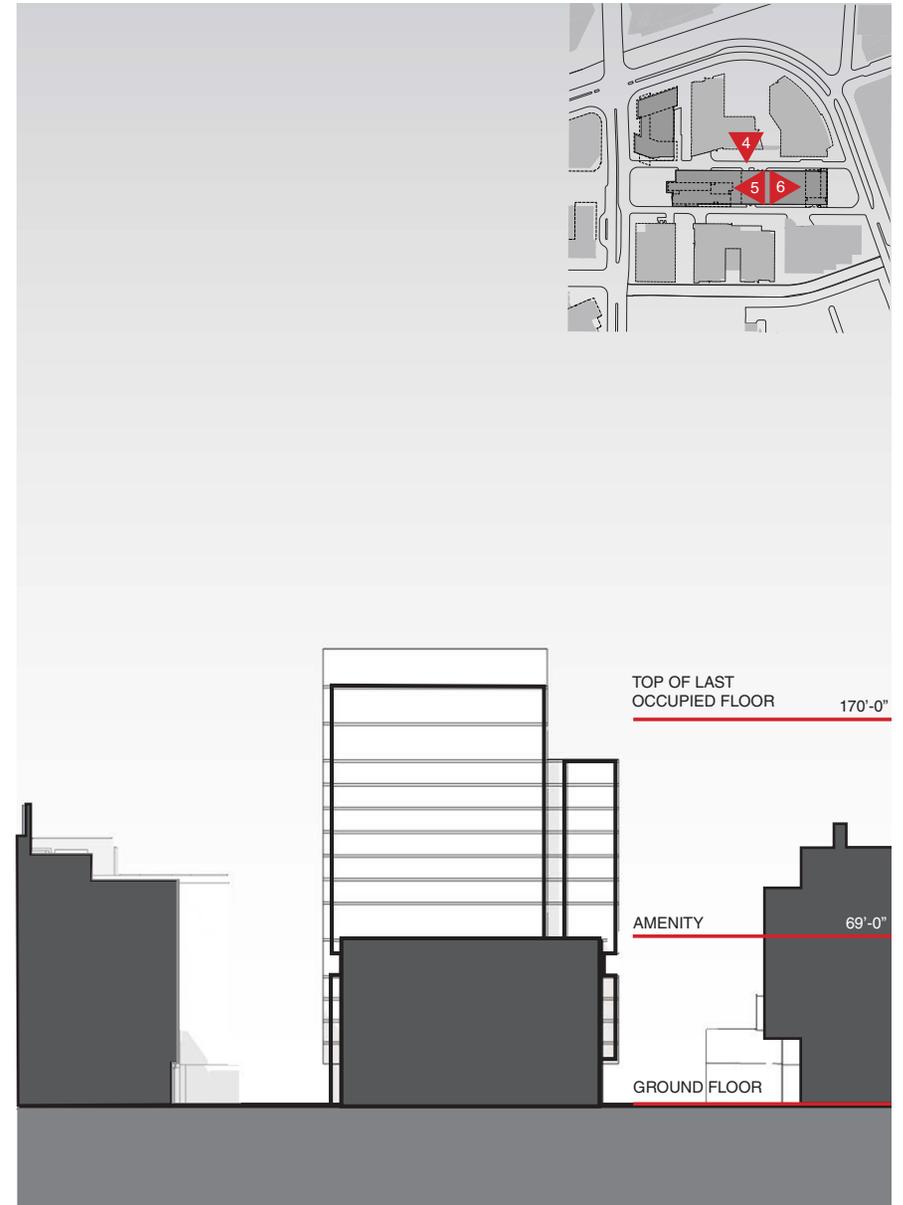
FIGURE 1.12J



4 SOUTH ELEVATION



5 SOUTH BUILDING: NORTH ELEVATION



6 NORTH BUILDING: SOUTH ELEVATION



DEVELOPMENT COMPONENTS

COMMERCIAL BUILDING B (325 MAIN STREET)

PROJECT SUMMARY

Located within the Concept Plan area, the project at 325 Main Street (Commercial Building B) is proposed to be a commercial office and retail building meeting the requirements of the amendments to Article 14 in the Zoning Ordinance. Commercial Building B will replace an existing four-story masonry commercial office and retail building currently located on the Site. The proposed commercial office and retail building will have a total GFA of approximately 387,187 square feet and be up to sixteen floors plus a mechanical penthouse. The total height of Commercial Building B will be up to 250'-0" to the last occupied floor, as defined under zoning.

Commercial Building B at 325 Main Street will significantly enhance and enliven the public realm in multiple ways, including a redesigned ground and second floor retail edge along Main Street and the building's east facade, directly abutting Kendall Plaza, thus enhancing the pedestrian experience at the street level and further enlivening Kendall Plaza. In addition, the Project will create a new pedestrian connection from Kendall Plaza up to the Kendall Square Rooftop Garden through a combination of publicly accessible stairs, a second-level terrace and an elevator, providing an opportunity for multi-level public space and potential programming as well as increased visual interest on Kendall Plaza. Further, Commercial Building B will provide enhanced access from Pioneer Way through the ground floor retail portion of the building to facilitate pedestrian connection between Ames Street and the Kendall Plaza, enhance neighborhood connectivity and permeability and enliven the proposed ground floor retail.

Commercial Building B will be served by the existing dedicated off-street loading facility for both deliveries and waste management that is shared with 255 Main and the Marriott Hotel, and accessed from Broadway. The loading dock activities will be managed so that service and loading operations do not adversely impact traffic circulation on the adjacent local roadways. Parking for Commercial Building B will be provided through the existing four garages managed by the Applicant in the area. No parking will be constructed on-site at Commercial Building B. Additionally, the building will provide up to 108 long term and 47 short term bike parking spaces.



COMMERCIAL BUILDING B (325 MAIN STREET)



PERSPECTIVE VIEW FROM MAIN STREET LOOKING WEST (CONCEPTUAL MASSING SUBJECT TO CHANGE DURING DESIGN REVIEW)

COMMERCIAL BUILDING B (325 MAIN STREET)

FIGURE 1.13

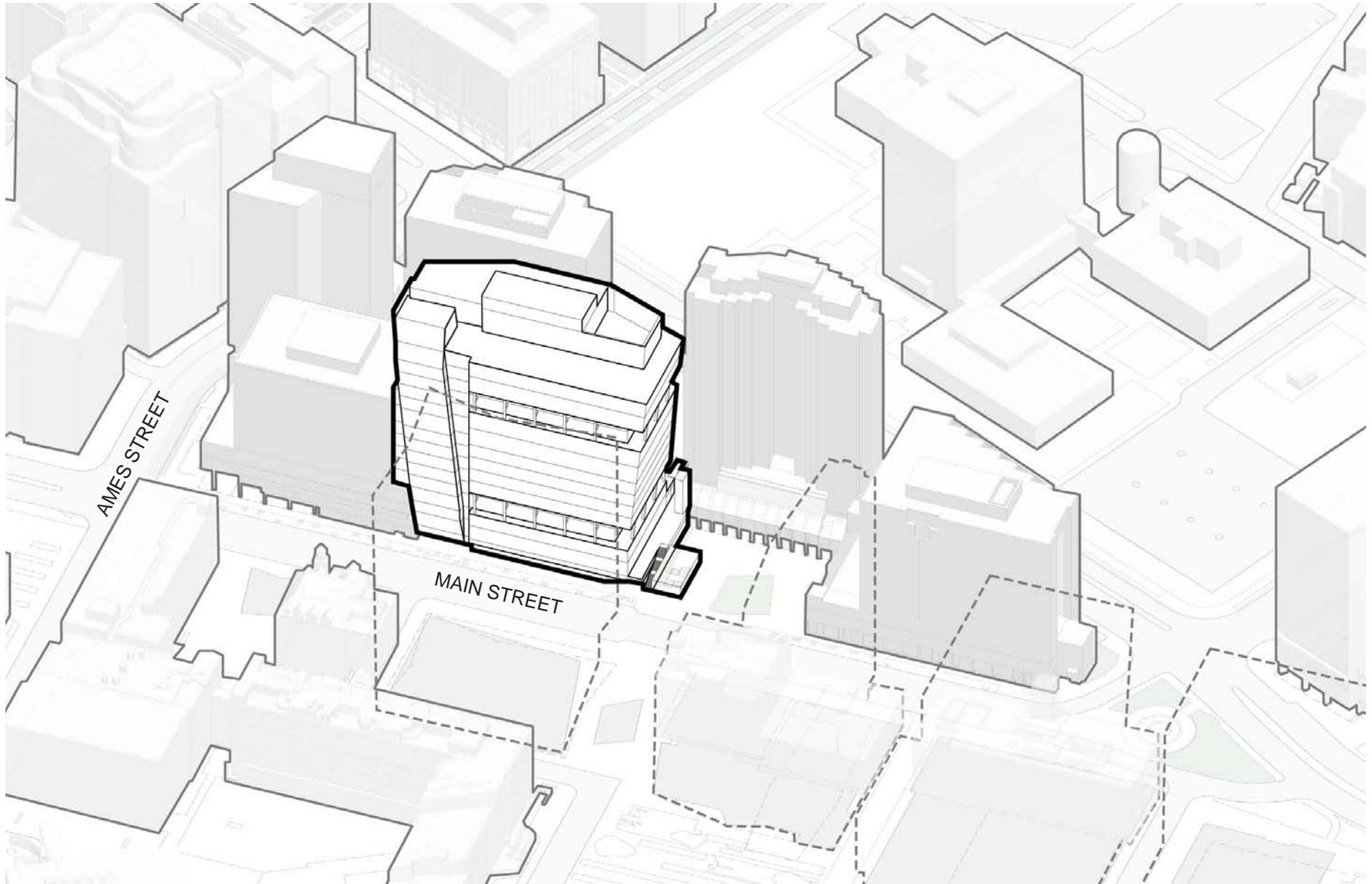
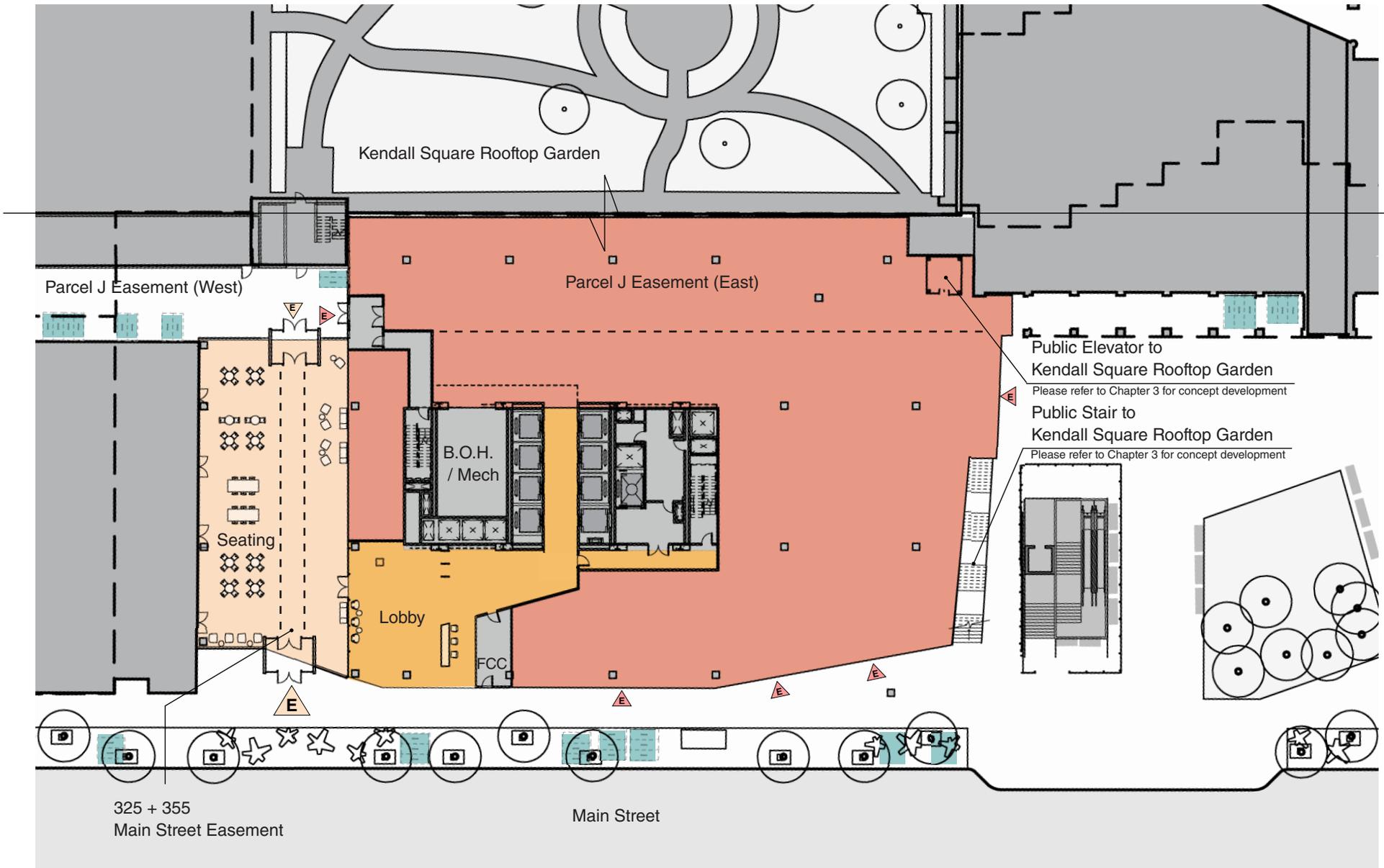


FIGURE 1.13B



- | | | | |
|---|---|---|--|
| Public Lobby | Bike Parking | P
L Parking Entrance Loading | E Entrance (per use type) |
| Lobby | Mechanical | | |
| Active Use | Parking | | |

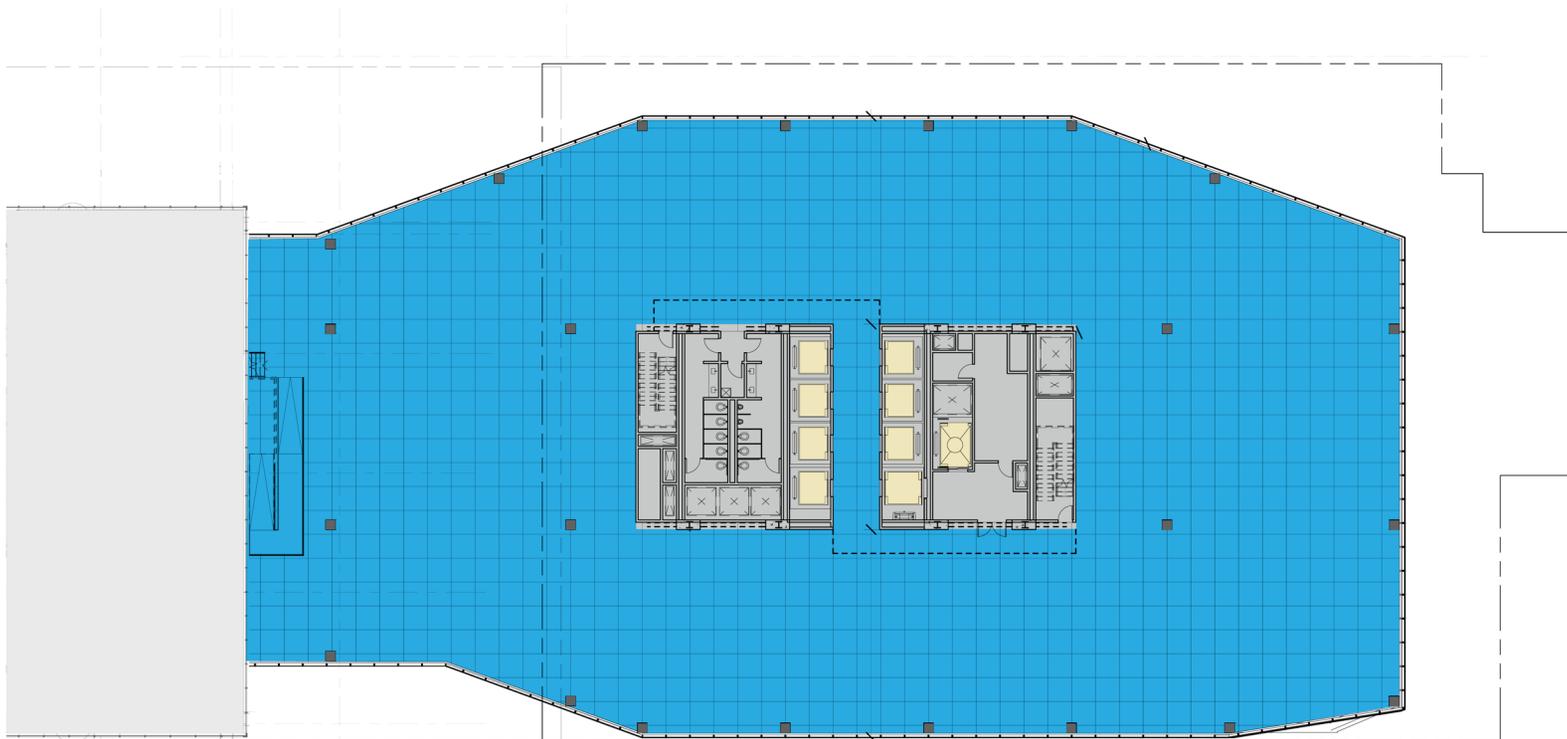
GROUND LEVEL

N

0' 20' 40'

COMMERCIAL BUILDING B (325 MAIN STREET) - PLANS

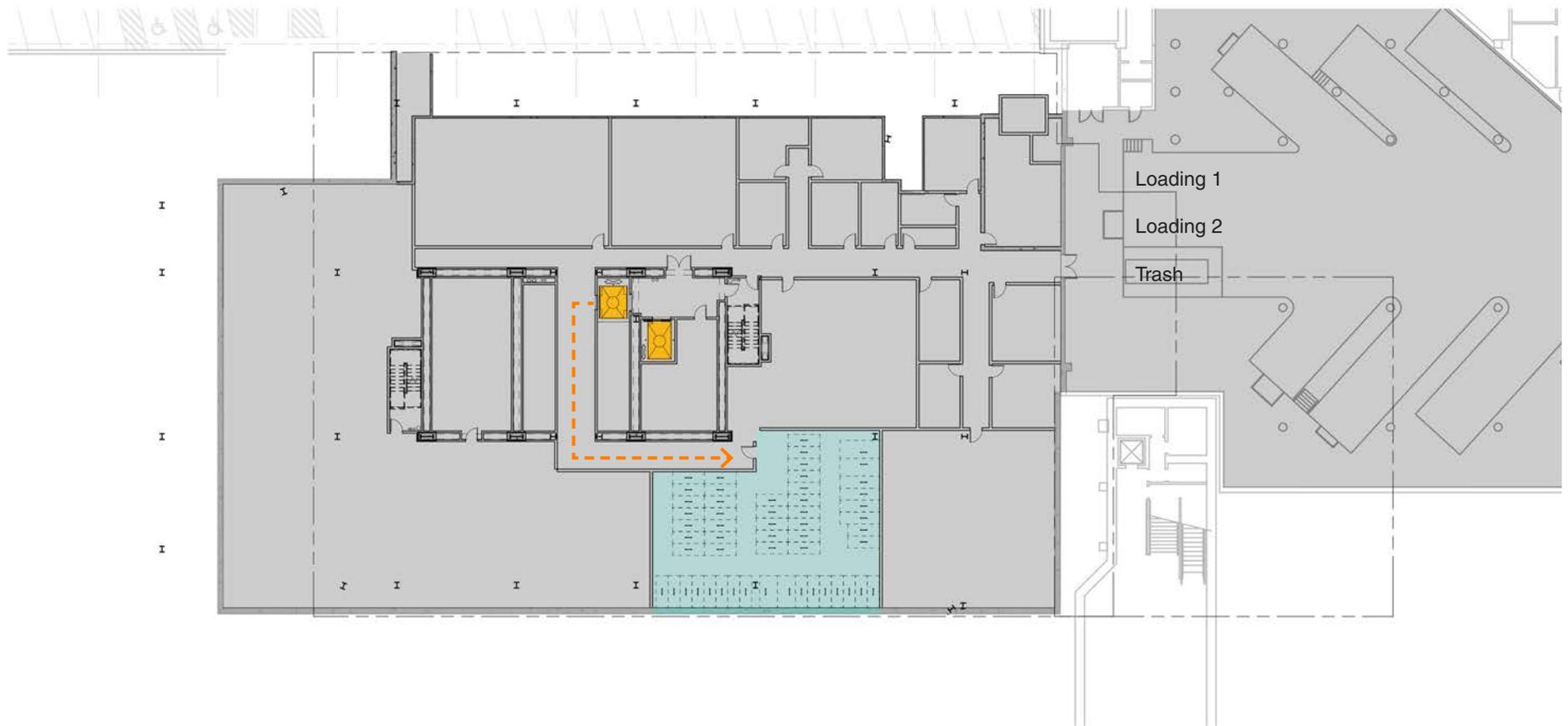
FIGURE 1.13C



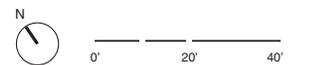
Office
Mechanical

TYPICAL FLOOR
N
0' 20' 40'

FIGURE 1.13D



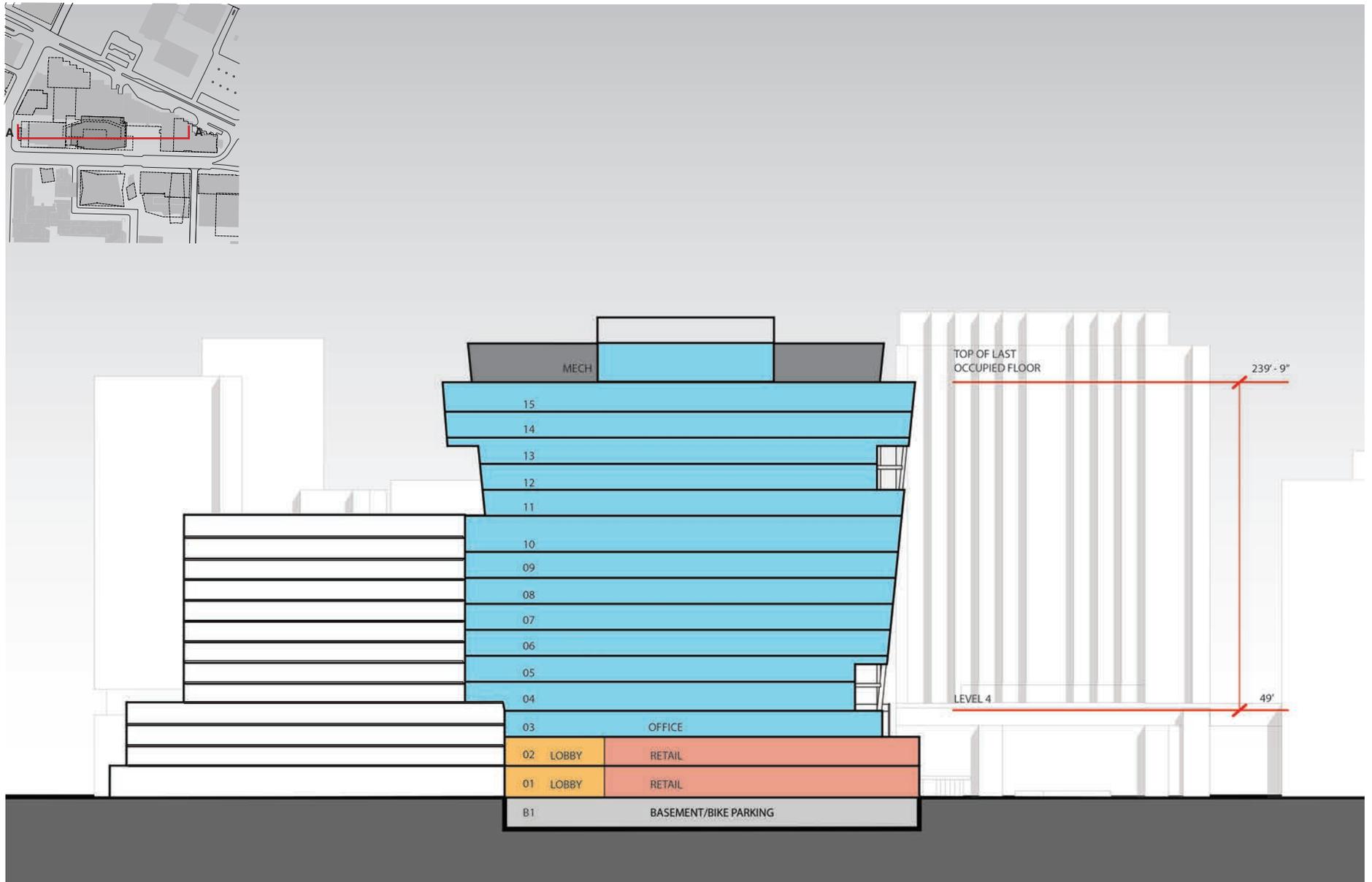
■ Bike Parking
■ Mechanical / Back of House



LEVEL B1

COMMERCIAL BUILDING B (325 MAIN STREET) - SECTIONS

FIGURE 1.13E



- MECHANICAL
- OFFICE / LAB
- LOBBY

- ACTIVE / COMMERCIAL USE
- PARKING

SECTION A-A

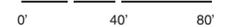
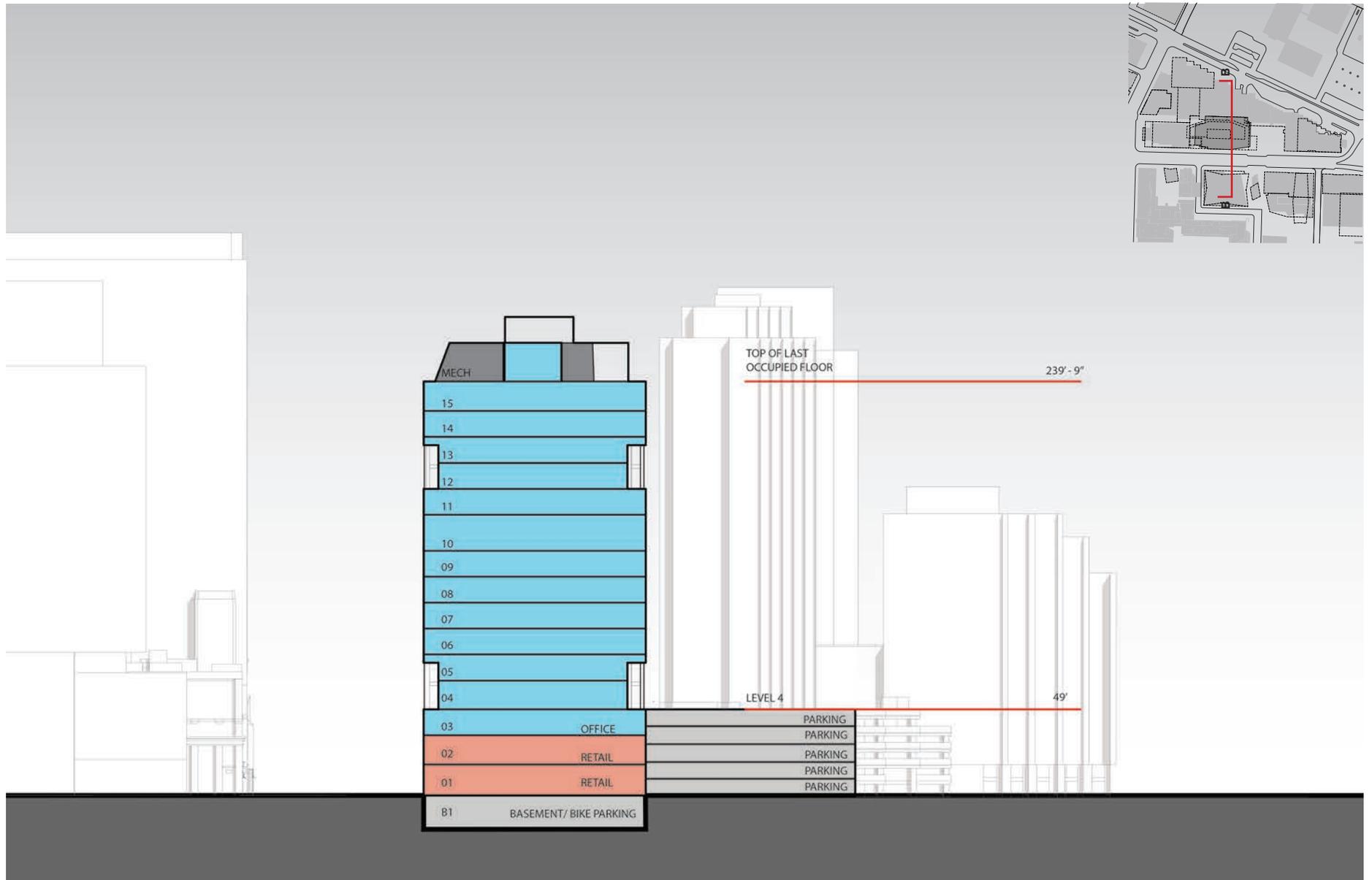


FIGURE 1.13F



MECHANICAL
OFFICE / LAB
LOBBY

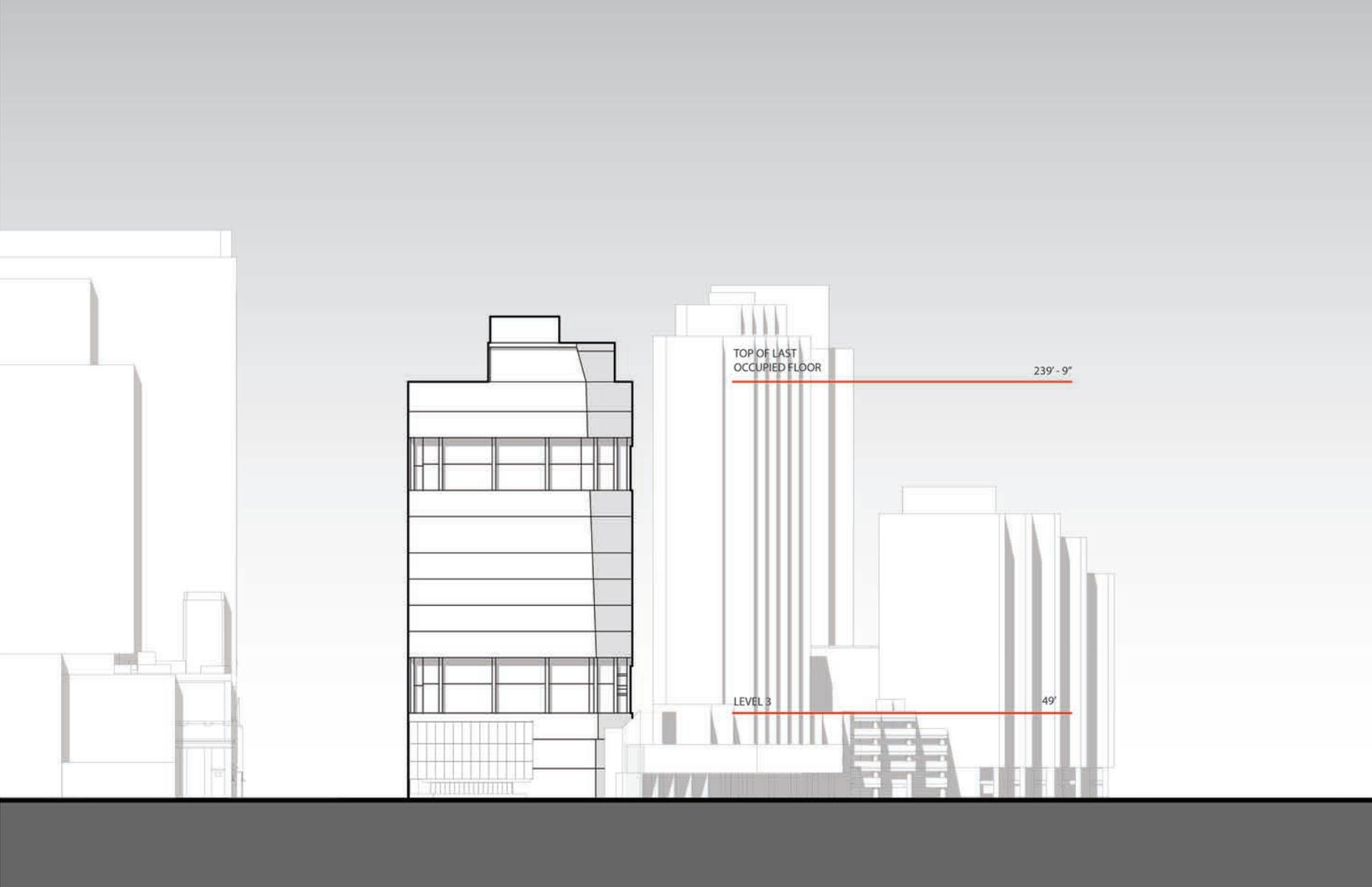
ACTIVE / COMMERCIAL USE
PARKING

SECTION B-B

0' 40' 80'

COMMERCIAL BUILDING B (325 MAIN STREET) - ELEVATIONS

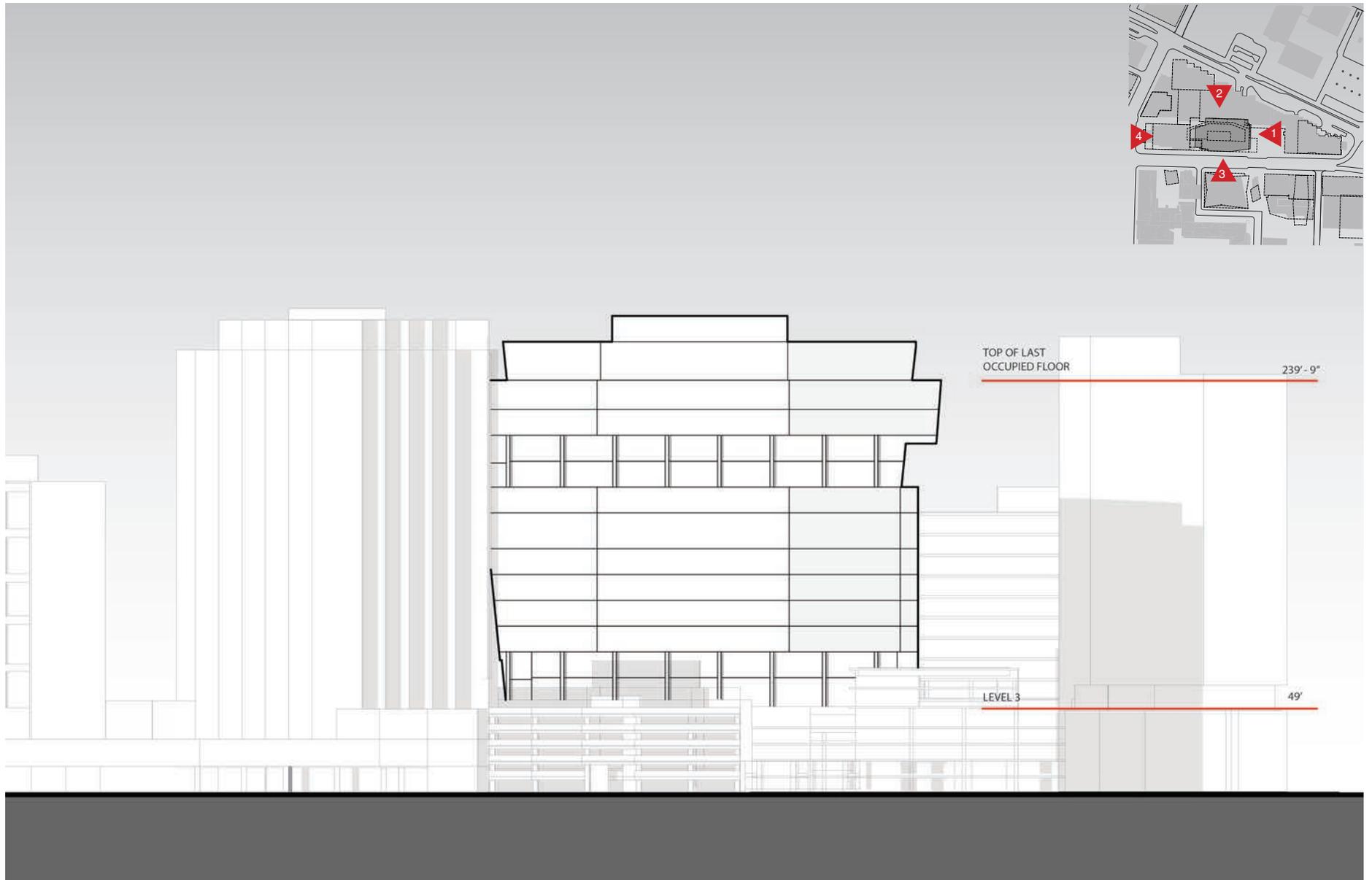
FIGURE 1.13G



1 EAST ELEVATION (KENDALL PLAZA)



FIGURE 1.13H



2 NORTH ELEVATION (BROADWAY)



COMMERCIAL BUILDING B (325 MAIN STREET) - ELEVATIONS

FIGURE 1.131



3 SOUTH ELEVATION (MAIN STREET)

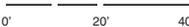
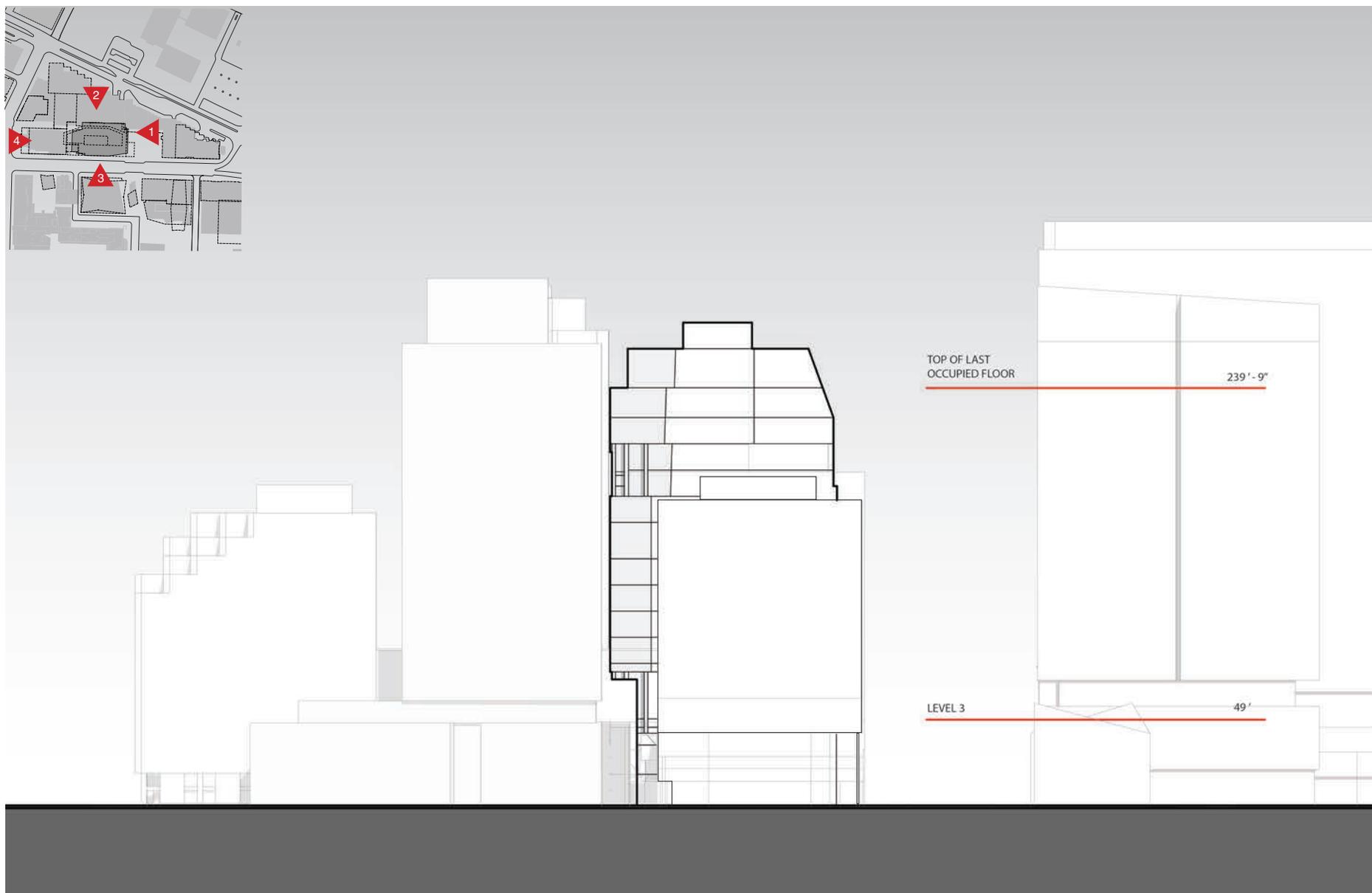


FIGURE 1.13J



4 WEST ELEVATION (AMES STREET)



DEVELOPMENT COMPONENTS

INNOVATION SPACE CONVERSION (255 MAIN STREET)

PROJECT SUMMARY

Located within the Concept Plan area, the project at 255 Main Street will host the market rate and below market rate innovation space in a manner consistent with the requirements of Article 14. The market rate space will be operated by the Cambridge Innovation Center and the below market Space will be operated by a third party manager who will lease co working, classroom and event space to non profits focused on providing technology education.

The proposed conversion will have a total GFA of approximately 105,200 phased with the development GFA of Commercial Buildings at 145 Broadway and 325 Main Street Respectively.

The anticipated market rate uses include business incubators, small research laboratories, office space for startups, non-profits and entrepreneurs, and facilities necessary for testing early stage products and prototypes. The below market space will include tech education focused non profits. The prominent location, re purposed space, and below market rents will help facilitate and guarantee the future of the innovation ecosystem that has contributed to the vitality of Cambridge.

Figure 1.14 shows a conceptual Operation Plan for the below market space and a phasing and delivery plan for the market and below market Innovation Space overall. More details are provided in the Innovation Space Operations Plan submitted to the CRA in July of 2018.

600,000 GFA Total New Commercial Density
 - **60,000 GFA** Dedicated to Whitehead
 - **14,000 GFA** Dedicated to Broad Institute

526,000 GFA Available New Commercial Density



* To be delivered simultaneously with Commercial Building A

BELOW MARKET SPACE OPERATION DIAGRAM

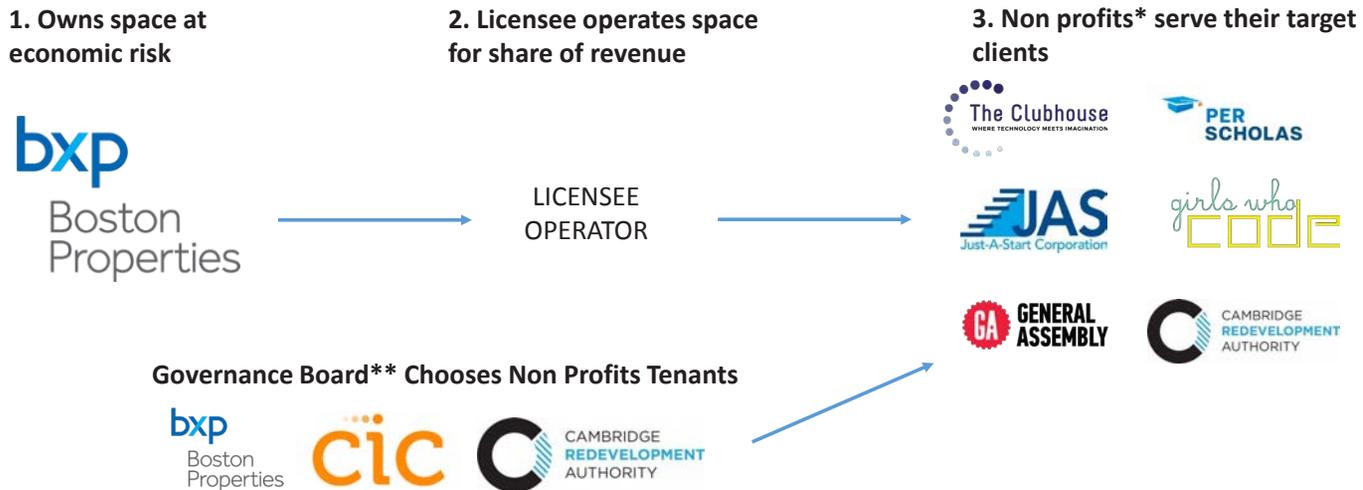
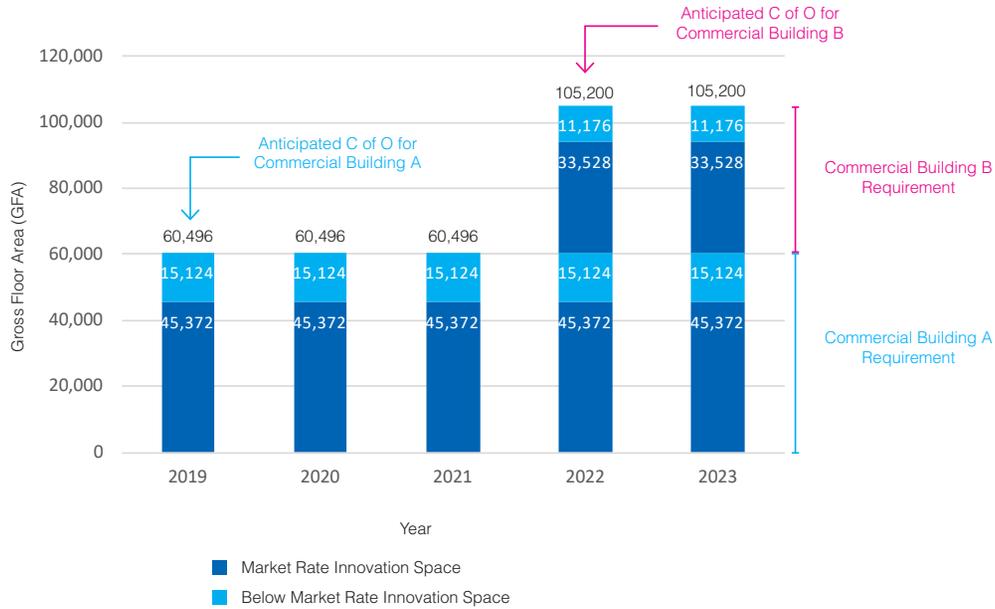


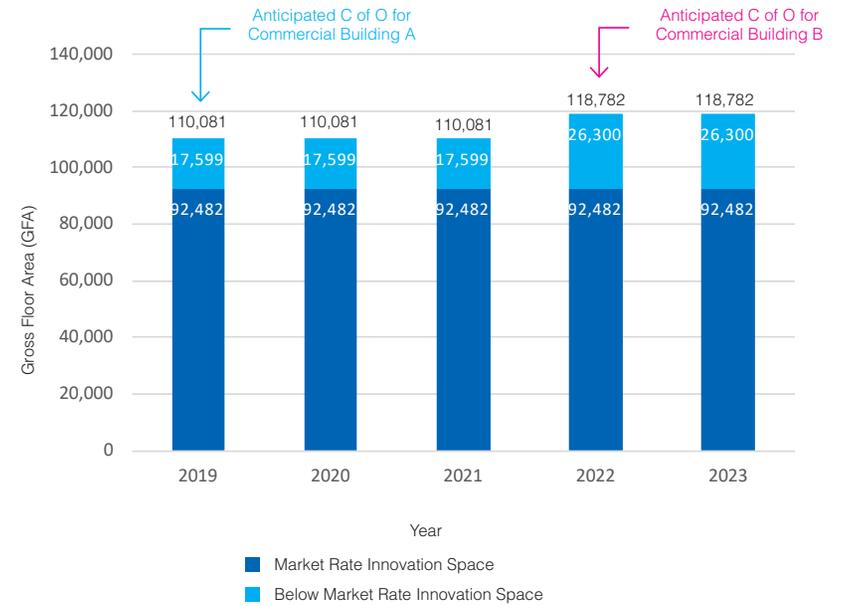
FIGURE 1.14

*Non profits represented here are for conceptual demonstrative purposes
 ** Governance Board to be composed of applicable stakeholders

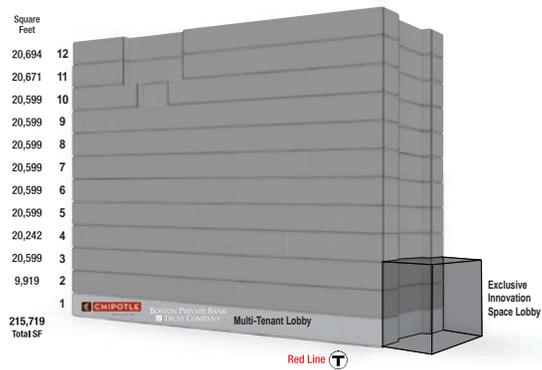
REQUIRED INNOVATION SPACE DELIVERY



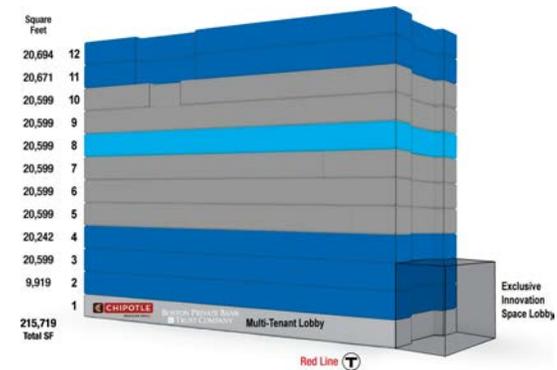
PLANNED INNOVATION SPACE DELIVERY



255 MAIN STREET- EXISTING



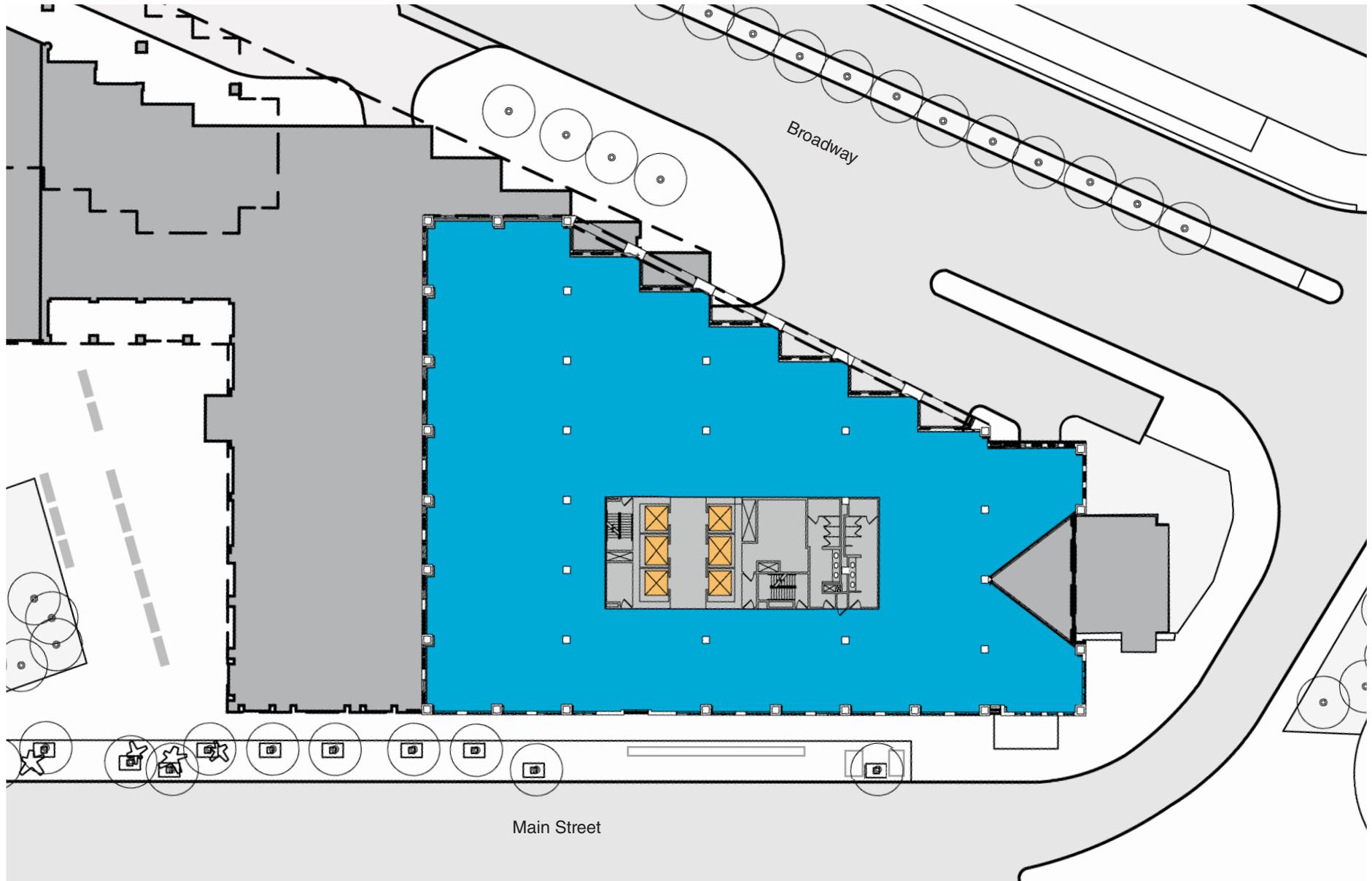
255 MAIN STREET- STACKING



Phasing and percentage of Innovation space will be in conjunction with the GFA of Commercial Buildings A and B Respectively

INNOVATION SPACE CONVERSION (255 MAIN STREET)

FIGURE 1.14B



TYPICAL FLOOR

0' 20' 40'

